

Consultation Response from KC, Highways Development Management
2023/93759 12, George Street, Ravensthorpe, Dewsbury, WF13 3LL
Change of use from storage to garage, erection of single storey side extension and formation of vehicular access
Date Responded: 15/07/2025. Responding Officer: D. Stainsby Responding Ref: K14-4SW/1

A revised application was submitted in January 2024 for a change of use from storage to garage, erection of single storey side extension and formation of vehicular access at 12, George Street, Ravensthorpe, Dewsbury, WF13 3LL

As submitted the revised proposals could not be supported by Highways DM and the following revisions were requested.

- A revised plan showing the replacement parking for No 11 George Street needs to be provided.
- A revised plan showing a suitable waste/storage area on the site together with a bin storage area for No 11 George Street needs to be provided.
- A revised plan showing the dropped kerb extending across the whole of the site frontage needs to be provided.

This further revised application appears to be the same and has not addressed my concerns.

As a result, my comments remain the same

These are:

RECOMMENDATION:

As submitted the revised proposals cannot be supported by Highways DM.

- A revised plan showing the replacement parking for No 11 George Street needs to be provided.
- A revised plan showing a suitable waste/storage area on the site together with a bin storage area for No 11 George Street needs to be provided.
- A revised plan showing the dropped kerb extending across the whole of the site frontage needs to be provided.

VEHICLE ACCESS

The new vehicle access proposed from George Street has been widened. But this does not still extend across the whole of the frontage to provide vehicle access to the proposed parking area on the site frontage on George Street.

A revised plan showing the dropped kerb extending across the whole of the site frontage needs to be provided.

A telegraph pole is located on the site frontage. To achieve an acceptable access to the site, this may require relocating.

This should be done under a s184 agreement, and the applicant is advised to contact the Kirklees Street scene team as soon as possible to arrange this. This should be added as a footnote.

The changes to the access within the adopted highway fronting the property, to provide a dropped kerb, will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

INTERNAL LAYOUT

The parking/yard area is proposed within the neighbouring land owned by No 11 George Street.

Currently No 11 George Street has off street parking which will be removed by this application. No alternative provision is proposed to replace the loss of this off-street parking. This parking will need to be provided elsewhere on the application site.

The proposal shows that there is potential for approximately 5 vehicles within the parking/yard area which is acceptable for the proposal. However, the applicant will also need to show the replacement parking for No 11 George Street and the waste/storage area for the proposed garage which will ultimately reduce the available parking for the proposal.

The parking area on the site forecourt fronting onto George Street is still too small to accommodate any vehicles without them overhanging the public footway and causing an obstruction to pedestrians.

The depth of the forecourt will need to be extended to a minimum of 5.0m from the back of the adopted footway into the site for this area to be able to accommodate parking safely.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

WASTE STORAGE AND COLLECTION:

The proposed plan still shows only two typical residential waste bins on the site.

Bearing in mind that the proposed use is for a garage and tyre repair centre the waste/storage area will need to be increased substantially, and the proposed size and location demonstrated on a plan.

A separate bin storage area will need to be provided for No 11 George Street

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk.

Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>.