

**Consultation Response from KC,
Highways Development Management****2024/90137 adj, 18, Ullswater Close, Dewsbury, WF12 7PN****Outline application for erection of 1 dwelling****Date Responded: 21/03/2024.****Responding Officer: D. Stainsby****Responding Ref: K15/8SW-25**

This outline application is for the erection of a detached dwelling adjacent to 18, Ullswater Close, Dewsbury.

RECOMMENDATION:

Objection. Highways Development Management could not support the application as submitted. The site layout does not satisfactorily demonstrate that sufficient parking, turning and manoeuvring space would be available to serve both the existing and the proposed dwelling.

- A revised drawing showing that the driveway can be widened to a minimum of 4.5m needs to be provided.
- A revised drawing showing that 2 car parking spaces for the existing dwelling can be accommodated within the site curtilage without obstructing the access needs to be provided.
- A bin storage area within the site, together with a bin collection/presentation point, needs to be identified.

SITE ACCESS

The proposed driveway width at 2.3m is substandard.

The Kirklees Highway Design Guide states that to ensure residents can access their properties, a private drive serving five dwellings or fewer should be a minimum of 4.5m wide (5.0m wide if there are structures along its initial length for example walls) for the first 5.0m of its length. This will allow vehicles to turn in and turn out.

Even for a single dwelling a driveway should be at least 3m wide, or 3.3m if the drive provides the main pedestrian access to the dwelling.

INTERNAL LAYOUT

The Applicant has stated that four parking spaces will be provided. Two parking spaces for the proposed dwelling and two spaces for the existing dwelling.

The parking spaces for the proposed dwelling are acceptable. However, the parking spaces for the existing dwelling will use the shared access, effectively blocking the access to the new dwelling.

Two parking spaces for the existing dwelling will need to be provided in an area that does not obstruct the shared access.

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

No bin storage areas are shown for either the existing or the proposed dwelling.

Details of waste storage and collection for both dwellings should be provided.

A waste collection/presentation point adjacent to the public highway will be required for the new dwelling due to the length of the driveway being over the recommended carry distance.

The bin collection/presentation point should be located adjacent to the public highway. The bin collection/presentation point must not obstruct the adopted highway or the access road for road safety reasons.

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>).