

**Consultation Response from KC,
Highways Development Management**

2024/90273 adj, 53, Garden Place, Dewsbury Moor, Dewsbury, WF13 4EP

Erection of two semi detached dwellings

Date Responded: 27-2-2024.

Responding Officer: Mark Berry.

Responding Ref: 14-6SE-16.

This application seeks approval to the erection of a pair of 3 bedroomed semi-detached dwellings and a double garage at Garden Place, Dewsbury Moor, Dewsbury.

Planning permission was granted in February 2023 for the erection of a detached house with linked garage on this site - application number 2022/92405.

Condition 4 of the 2022 permission was as follows: Notwithstanding the submitted details, the proposed access from Garden Place shall be constructed with a width of 4m and shall thereafter be retained and maintained for the lifetime of the development. Reason: In the interests of Highway Safety and to accord with Policy LP21 of the Kirklees Local Plan

Plan number HA-23-08-04 (Site Block Plan) shows a pair of semi-detached houses to the southern boundary of the site, a double garage to the northern boundary, access from Garden Place, two parking spaces with EV charging to either side of the garage, and space for internal vehicle turning between the houses and garage. A bin collection point is shown at the site entrance.

Highways Development Management (HDM) Comment.

Given the previous approval and that suitable off-street parking and internal vehicle turning is shown to be provided H D M consider these proposals acceptable in principle.

The access between Church Lane and the site access should however be shown to be widened to 4m as required by condition 4 of the 2022 application.

