

**Consultation Response from KC,
Highways Development Management****2024/90275 Land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU****Erection of detached dwelling****Date Responded: 2-4-2024.****Responding Officer: Mark Berry.****Responding Ref: 17-14-40.**

This application seeks approval to the erection of a detached dwelling at land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield.

Based on the plans submitted with planning application number 2023/91878 for the erection of a single storey extension and solar panels the existing site comprises two existing 3-bedroom dwellings Quarry House and 11A Station Road. The main entrances to both dwellings are from the south via the garden and existing gated driveway which is shown to serve these dwellings. An indicative plan shows parking for 3 vehicles and internal vehicle turning within the garden area.

This proposal shows a new 3-bedroom dwelling within the garden to the existing dwellings Quarry House and 11A Station Road. Vehicular access is shown via the exiting gated access from Station Road to be shared by all three dwellings.

Three proposed off-street parking spaces are shown towards the rear of the proposed new dwelling.

The access route shown from Station Road to the proposed parking spaces through the site between the new and existing dwellings is considered impractical with very difficult turning and manoeuvre and access to the 3 proposed parking spaces is not considered possible.

In general Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments it is considered that new:

- 2-to-3-bedroom dwellings provide a minimum of two off-street parking spaces
- 4+ bedroom dwellings provide three off-street spaces.
- 1–2-bedroom apartments provide one space (3+ bed two spaces)

In most circumstances, one visitor space per 4 dwellings is considered appropriate. One cycle space per unit is recommended.

Given that the proposed number of parking spaces is not sufficient, the access route is impractical and access to the proposed parking spaces is unlikely to be possible Highways Development Management would recommend refusal of these proposals.

