

**Consultation Response from KC,
Highways Development Management****2024/90279 adj, Parsonage House, Edge Road, Thornhill Edge, Dewsbury, WF12 0QD****Erection of detached dwelling****Date Responded: 2-7-2024.****Responding Officer: Mark Berry****Responding Ref: 16-22-3**

This application seeks approval to the erection of a detached dwelling at land adjacent to the Parsonage House, Edge Road, Thornhill Edge, Dewsbury.

The proposals show a detached potentially 3 bed roomed dwelling within the existing garden to Parsonage House. The existing access on to Edge Road is shown to be utilised as access to the proposed dwelling. Two off-street parking spaces are shown to the new dwelling with internal vehicle turning.

Two new off-street parking spaces are shown to be provided to Parsonage House.

The plans provided are hand drawn and not dimensioned.

Given that the proposed new dwelling utilises an existing access and two off-street parking spaces are proposed with internal vehicle turning Highways Development Management (HDM) have no objection to this proposal in principle.

HDM would however recommend that the width of the proposed driveway is widened to 6.0m to allow comfortable turning and manoeuvre and bin collection points need to be provided for both the new and existing dwellings.

The proposed new off-street parking to Parsonage House is unacceptable. The proposed parking spaces are insufficient in length and sight lines onto Edge Road are poor.

Given the size of Parsonage House to number of parking spaces may also be insufficient. Kirklees recommended standards are as follows:

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).

Unless the applicants can provide revised proposals showing improved access and parking arrangements to Parsonage House this application should be refused on highway safety grounds.