

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

2024/91522 50, Rosewood Drive, Shaw Cross, Dewsbury, WF12 7SX

Erection of detached garage and alterations to integral garage to increase living accommodation

Date Responded: 4-9-2024.

Responding Officer: Mark Berry.

Responding Ref: 15-11-3.

This application seeks approval to the erection of a detached garage and alterations to integral garage to increase living accommodation 50, Rosewood Drive, Shaw Cross, Dewsbury.

The plans show the existing single integral garage to be converted into a reading room and utility room and the construction of a new 4.5m x 5.0m garage within the driveway turning space to the front of the property. Two existing off-street parking spaces are shown to be retained to the frontage.

The internal length of the proposed garage is approximately 4.6m which is not considered sufficient to be a parking space. An internal length of 5.0m is recommended.

The location of the proposed garage removes turning space to the driveway.

To be considered acceptable to Highways Development Management to applicants should demonstrate that independent internal vehicle turning is retained to the driveway. The length of the proposed garage should also be increased.