

**Consultation Response from KC,
Highways Development Management****2024/92063 45a, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG****Conversion and extension of dwelling to form 8 apartments (within a Conservation Area)****Date Responded: 12-9-2024.****Responding Officer: Mark Berry.****Responding Ref: 11-5-12.**

This application seeks approval to the conversion and extension of a dwelling to form 8 apartments at 45a, St Helen's Gate, Almondbury. Huddersfield.

The proposals show the existing access from St Helens Gate retained and the existing driveway utilised to serve the proposed apartments. St Helens Gate is narrow with narrow footway and poor horizontal alignment and is access to King James High School which is located 200m to the south of this site. This road is heavily trafficked at school peak times with both vehicles and pedestrian school children going to and from the school.

This existing driveway meets St Helens Gate at an angle resulting in difficult turning and manoeuvre, the access is only 3.5m wide which is not enough to allow two vehicles to pass and visibility from the access on to St Helens Gate is poor in both directions.

This access is shared with the adjacent property Almondeberie House and inter-visibility between the two driveways is poor.

The location of the two proposed visitor parking spaces potentially obstructs vehicle turning movements resulting in difficult turning and manoeuvre into and out of the proposed residential parking spaces.

Four of the spaces are shown within carports. Central pillars towards the front of these spaces will make access difficult.

Access to parking spaces 7 and 8 being close to the access will also require difficult turning and manoeuvre.

Highways Development Management (HDM) consider that this proposal results in over-development of the site with cramped and difficult turning manoeuvre into and out of parking spaces. This could potentially result in vehicles needing to park on St Helens Gate which is not in the best interests of highway safety.

The access is narrow which can potentially result in vehicles waiting on St Helens Gate, the angle it meets St Helens Gate results in difficult turning and manoeuvre and visibility from the access on to St Helens Gate is poor in both directions. This access is sub-standard and not suitable for any intensification in use.

Given the above HDM would recommend refusal of these proposals on highway safety grounds.