

<b>Consultation Response from KC, Highways Development Management</b>
<b>2024/92628 land at, Holmfirth Road, Meltham, Holmfirth, HD9 4EW</b>
<b>Outline application for erection of one dwelling including layout and means of access</b>
<b>Date Responded: 9-11-2024 Responding Officer: Mark Berry Responding Ref: 3-14-25.</b>
<p>This is an outline application for the erection of one dwelling at land at, Holmfirth Road, Meltham, Holmfirth.</p> <p>The application site is located at the junction of B6107 Holmfirth Road and Tinker Lane.</p> <p>The proposal is to use part of the front garden to 40 Holmfirth Road which is a large, detached building sub-divided into flats.</p> <p>An existing access from Tinker Lane is shown to be retained for the flats and an existing gated and padlocked unused access located at the junction of B6107 Holmfirth Road and Tinker Lane is shown as a proposed vehicular access to the proposed new dwelling.</p> <p>Highways Development Management have several concerns regarding these proposals as follows:</p> <ol style="list-style-type: none"><li>1, The proposed access to the new dwelling is located too close to the Holmfirth Road and Tinker Lane junction.</li><li>2, Poor intervisibility between vehicles exiting the proposed access and pedestrians along Holmfirth Road.</li><li>3, No information is provided regarding the size of the proposed dwelling or the number of bedrooms, however the area shown for parking is unlikely to be sufficient to accommodate the recommended number of off-street parking spaces and internal vehicle turning.</li></ol> <p>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:</p> <ul style="list-style-type: none"><li>2-to-3-bedroom dwellings provide a minimum of two off-street parking spaces</li><li>4+ bedroom dwellings provide three off-street spaces.</li></ul> <p>Internal vehicle turning should be retained given that the access is onto a classified road.</p> <ol style="list-style-type: none"><li>4, These proposals will lead to a loss of parking to the existing flats and no information is provided to demonstrate that sufficient off-street parking is retained for residents and visitors to the flats.</li><li>5, These proposals will also remove the only potential pedestrian access into the flats from Holmfirth Road which will result in pedestrians having to use the Tinker Lane carriageway which is not considered to be in the best interests of highway safety.</li></ol>

6, The south-western boundary of the proposed dwelling and proposed bin storage area will restrict/obstruct the existing access to the flats.

Given the proximity of the access to the Holmfirth Road and Tinker Lane junction, poor pedestrian intervisibility at the access, loss of existing parking and pedestrian access and the potential lack of space for off-street parking and internal vehicle turning Highways Development Management would be unable to support this application as currently proposed.