

**Consultation Response from KC,
Highways Development Management****2024/92768 land rear of, 23, Dalton Fold Road, Dalton, Huddersfield, HD5 9NL****Outline application for erection of one dwelling****Date Responded: 19-11-2024.****Responding Officer: Mark Berry.****Responding Ref: 5-11SE-6.**

This is an outline application for the erection of one 2 bedroomed detached dwelling (with access and layout the matters to be considered) at land to the rear of, 23, Dalton Fold Road, Dalton, Huddersfield.

This application site is the garden/allotment to the rear of 23 Dalton Fold Road. This area also contains the parking area to 23 Dalton Fold Road.

The proposals show a detached dwelling with 2 off-street parking spaces to the front and 2 further spaces retained for number 23.

Access is from Dalton Fold Road via an existing track to the rear 7 to 23 Dalton Fold Road.

Highways Development Management (HDM) have several concerns regarding this proposal as follows:

1, The existing access track is severely sub-standard being narrow (not wide enough for 2 vehicles to pass), un-made, there are also no footways, drainage or street lighting and there is no turning head.

2, Emergency Access should be as follows:

There should be a minimum carriageway width of 3.7 m between kerbs.

There should be vehicle access for a pump appliance within 45 m of single-family houses.

Turning facilities should be provided on cul-de-sac roads/driveways exceeding 20m in length.

In this case the access track is more than 45m in length and there are no fire tender turning facilities.

3, Waste collection.

There is no access or turning facilities for a refuse vehicle and the bin presentation point would therefore have to be at the junction with Dalton Fold Road which is more than the recommended 25m from the storage point.

Given the above HDM have no option other than to recommend refusal of this proposal.