

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

**2024/92768 land rear of, 23, Dalton Fold Road, Dalton, Huddersfield, HD5 9NL**

**Outline application for one detached single storey annex dwelling at, land to rear of 23 Dalton Fold Road, Dalton, Huddersfield, HD5 9NL**

**Date Responded: 16-1-2025.**

**Responding Officer: Mark Berry.**

**Responding Ref: 5-11SE-6.**

The Highways Development Management (HDM) response dated 16<sup>th</sup> November raised 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.*

*The response concluded that given the above HDM have no option other than to recommend refusal of this proposal.*

The applicants have now revised their proposals to show a 2 bedroomed detached single storey annex dwelling. The access proposals are otherwise unchanged.

Given the access proposals are unchanged HDM still consider that there is no option other than to recommend refusal of this proposal.