

**Consultation Response from KC,
Highways Development Management****2024/92850 239, Staincliffe Road, Dewsbury Moor, Dewsbury, WF13 4RQ****Erection of detached dwelling****Date Responded: 11-2-2025.****Responding Officer: Mark Berry.****Responding Ref: 14-6 NE-16.**

This application seeks approval to the erection of a detached dwelling at 239, Staincliffe Road, Dewsbury Moor, Dewsbury,

The proposal is to utilise the existing narrow gated access to the side 239 Staincliffe Road to serve a proposed 3 bedroomed detached dwelling on land to the north.

The application site is located at the crossroads junction of Staincliffe Road, Knowles Hill Road and Healds Road. There are double yellow lines to all section of this junction and there is a zebra crossing to Staincliffe Road at the junction. There is also an existing bus stop immediately to the north of the access.

The site of the proposed dwelling appears to be the existing large garage and parking to the existing properties. It is unclear from the plans which properties are served by this existing access, parking and garage possibly 3 existing dwellings 239 Staincliffe Road and 2 and 4 Knowles Hill Road (all shown within the blue line boundary).

Sight lines from the access onto Staincliffe Road to the north are poor because of the relatively narrow footway, the height of existing trees and vegetation, an existing telegraph pole and a street lighting column. Pedestrian intervisibility is poor to the south between the access and Zebra Crossing.

Buses waiting at the stop will also restrict visibility at the access

Given the sub-standard width of the access (not wide enough to allow two vehicles to pass), poor sight lines and poor pedestrian inter-visibility, loss of existing off-street parking and the proximity to the Staincliffe Road/ Knowles Hill Road/Heald's Road crossroads junction, zebra crossing and bus stop Highways Development Management have little option other than to recommend refusal of this application on highway safety grounds.