

**Consultation Response from KC,
Highways Development Management****2024/93208 Broomfield House, Bank Lane, Upper Denby, Huddersfield, HD8 8UT****Prior notification for change of use from agricultural buildings to 8 dwellings****Date Responded: 16-12-2024.****Responding Officer: Mark Berry.****Responding Ref: 17-11-6.**

Prior notification for change of use from agricultural buildings to 8 dwellings at Broomfield House, Bank Lane, Upper Denby, Huddersfield.

The proposed site plan shows 8 dwellings in addition to the existing including a terrace of 5 two/three bedroomed dwellings plots 1 to 5 (Main Barn), 2 one bedroomed detached dwellings plot 6 and 7 (timber stables) and a one bedroomed dwelling attached to Broomfield House plot 8 (stone Stables) resulting in a total of 9 dwellings.

The 3 one bedroomed dwellings are shown to have one off-street parking space, and the 5 two/three bedroomed dwellings are shown to have two off-street spaces.

The site is accessed via a gated private driveway leading to Bank Lane (Bridleway DEN/67/20).

Highways Development Management (HDM) comments

1, No information is provided regarding the condition or width of the private driveway or the availability of passing places.

Given the increase in vehicular use this proposal would generate, HDM would wish to see passing places approximately every 40m for the whole length where the private driveway is not wide enough for two cars to pass.

2, No visitor parking spaces are shown. 1 space per 4 dwelling should be shown

3, No information is provided regarding waste storage or collection for the proposed dwellings.

4, The red line boundary does not link to the adopted highway. The adopted highway is approximately 45m to the south of the site access.

