

**Consultation Response from KC,
Highways Development Management****2025/92327 Land adjacent to, 185, Woodhead Road, Holmbridge, HD9 2NW****Erection of 4 dwellings (within a Conservation Area)****Date Responded: 21-10-2025.****Responding Officer: Mark Berry.****Responding Ref: 3-26-24.**

This application seeks approval to the erection of 4 dwellings at land adjacent to, 185, Woodhead Road, Holmbridge.

The application site is situated on a steep hillside with the land sloping down in the southerly direction forming three terraces divided with stone retaining walls. Along the southern boundary is the River Holme and to the northern boundary is the A6024 Woodhead Road.

The proposal is to build 2 pairs of three-bedroom four storey semi-detached dwellings which will be single storey to the Woodhead Road frontage. Each property will have 2 off-street parking spaces to the frontage; access is via shared driveways from Woodhead Road.

Highways Development Management comments

1, Given the location on a classified road where on-street parking can be an issue due to a lack of off-street parking facilities to nearby properties it is recommended that each property has ample space for internal vehicle turning. The distance between the parking spaces to the easterly plots is much less than the westerly plots and is unlikely to be enough to allow comfortable turning and manoeuvre. The width of the proposed driveway to the eastern plots should therefore be widened to be like the western plots.

2, No details of the proposed sight lines from the proposed accesses onto Woodhead Road is provided. 2.4m x 43m should be shown to both driveways along the site frontage.

3, Bin collection points should be provided to all dwellings to enable bins to be presented on collection day without either obstructing the highway or proposed driveways.

4, The gradient of the proposed driveways should be confirmed.