

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

2026/90290 land off, Reservoir Street, Dewsbury, WF13 4LF

Erection of 3 pairs of semi detached dwellings with on site parking

Date Responded: 28/05/2026

Responding Officer: D. Stainsby

Responding Ref: K14-10SW/26

RECOMMENDATION:

As submitted the proposals are not acceptable to Highways.

The access road for a new development serving more than five dwellings (or any existing private road which will serve more than five dwellings after completion of new development) should be laid out to an adoptable standard and be able to be offered for adoption. The council does not normally adopt developments of five dwellings or fewer.

In this instance therefore, the proposal is for six dwellings and the access road into the site will need to be constructed to an adoptable standard and offered to the Highway Authority for adoption.

If the number of proposed dwellings was reduced to 5 or less, then the access could remain as a private drive.

The access to the site is proposed from North Park Street which is subject to a 30mph speed limit.

Sight lines of 2.4m x 43m have been shown to be achievable and are acceptable

The changes to the access within the adopted highway fronting the property, to provide a dropped kerb, will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

INTERNAL LAYOUT.

Parking for 2 cars per dwelling have been proposed, together with internal turning. This falls short of the recommended minimum parking requirements.

A minimum of 3 car parking spaces per 4 bedroomed dwelling should be provided.

Unfortunately, the size of the proposed site is too small to achieve this and could lead to vehicles parking on North Park Street in close proximity to the bend which would be detrimental to road safety at this location.

As such the proposal cannot be supported by Highways D.M as submitted and it may be better to reduce the number of houses which will allow for the recommended parking provision to be provided within the site.