

Consultation Response from KC Highways Development Management

2026/90562 35 Edge Avenue, Thornhill, Dewsbury, WF12 0EL

Demolition of existing side extension and outbuilding and erection of two storey side extension

Date Responded: 14/04/26

Responding Officer: M Zenner

Responding Ref: K16-18SE/18

RECOMMENDATION: No objection in principle subject to the provision of an additional parking space within the site.

Should the provision of an extended dropped kerb be required a Section 184 application to Kirklees Council would need to be undertaken.

Development Overview:

The proposals are for the demolition of an existing side extension and outbuilding and the erection of a two storey side extension which results in the increase from three bedrooms to four bedrooms. There is also the provision of a study and a ground floor office which could potentially be used.

The current arrangements provide a single driveway on the property frontage which has metal gates on the boundary. The proposed side extension appears to bring the building line forward slightly to reduce the length of the driveway to approximately 5.8m which should still be adequate to park a car.

Reference to Plans/Documents:

- Existing and Proposed Site Plans – Dwg 2611-35EA-02
- Proposed Plans – Dwg 2611-35EA-05
- Proposed Elevations – Dwg 2611 -35EA-06
- Location Plan – Dwg 2611-35EA-01
- Existing Plan – Dwg 2611-35EA-03
- Existing Elevations – Dwg 2611-35EA-04
- Application Form

Policy:

Local Plan Policies – LP5, LP19, LP20, LP21, LP22, LP23, LP24; Kirklees Highway Design Guide SPD.

Vehicular Access:

At present there is a single vehicular access along the site boundary that provides access for one parking space. The proposed side extension appears to bring the building line forward slightly to reduce the length of the driveway to approximately 5.8m which should still be adequate to park a single vehicle.

Parking:

The proposals would result in an increase in bedrooms from three to four at the property. The Kirklees Highway Design Guide states that for 4 bedroom dwellings three off-street parking spaces should be provided, compared to two spaces for a 2 to 3 bedroom dwelling.

The provision of one cycle space should be provided, however this is unchanged from the existing.

At present the proposed arrangements fall short of the parking standards outlined in the Kirklees Highway Design Guide and the LHA would recommend that additional parking is provided within the site to ensure there are two off street parking spaces provided.

The LHA considers that a driveway for two car parking spaces is deliverable on the site and should be secured.

The Kirklees Highway Design Guide states that any parking surface located immediately in front of a property should be permeable, bonded/ interlocking and preferably finished with a natural material.

Furthermore, before it can be constructed, the parking area / driveway must have a way of preventing surface water from flowing onto the public highway to comply with Section 163 of the Highways Act 1980.

Whilst the kerbing along the site frontage appears relatively low, an amended / widened vehicular access to the property may need to be secured from Kirklees Council in accordance with Section 184 of the Highways Act 1980. Full details of the application process are detailed here: [Dropped kerbs | Kirklees Council](#)

Pedestrian Access:

The existing pedestrian access to the property is proposed to remain unchanged. There is an existing door on the side extension that is proposed to be replaced as part of the proposals.

Waste Management:

At present the bins appear to be stored at the frontage of the property as there is no access to the rear garden except through the property itself. This is unlikely to change as part of the proposals as there is no access to the rear garden provided within the proposals.

Informatives:

Dropped Kerb / Vehicular Crossing S184

The applicant is advised that the creation of a vehicular access, including any dropped kerb or alteration to a dropped kerb will require the prior approval of the Local Highway Authority under Section 184 of the Highways Act 1980. Planning permission does not grant consent for such works. A separate application must be made to the Highway Authority and any approved works must be carried out by an authorised contractor in accordance with the Authority's specifications. All costs associated with the construction and any necessary alterations to the public highway must be borne by the applicant. Full details of the application process is as follows: [Dropped kerbs | Kirklees Council](#)

Conclusion: No objection to the proposals in principle subject to the provision of an additional parking space within the site and compliance with Kirklees Dropped Kerbs guidance. Should the provision of an extended dropped kerb be required a Section 184 application to Kirklees Council would need to be undertaken.