

<b>Consultation Response from KC, Highways Development Management</b>
<b>2026/90725 land off Caledonian Road, Savile Town, Dewsbury, WF12 9NT</b>
<b>Erection of detached dwelling with barn conversion and associated works to form annex accommodation associated with new dwelling(Listed Building)</b>
<b>Date Responded: 8 May 2026</b>
<b>Responding Officer: Sheila Henley</b>
<b>Responding Ref: 15-1NW/15</b>

**Recommendation: No objection**

Plan ref: 3637 (0-) 01 B Proposed Site Plan; 3637 (0-) 04 Proposed Ground Floor Plan

The proposed dwelling and annex include a gated plot access, triple garage, and areas of hardstanding for parking and turning plus bin collection point and electric vehicle charging point.

The proposal site is likely to be motorised vehicle dependent. Bus stops with regular bus services are more than 400m away.

To support sustainable travel, there is to be an evcp installed and cycle parking could be included within the garages to meet the desire one space per unit from the Kirklees Highway Design Guide SPD.

The proposed access is to be taken from the unadopted Meadow Avenue. A s38 Highway Agreement for road adoption is incomplete and, currently, Meadow Avenue is privately maintained.

The position of the intended access is like the easternmost semidetached dwelling approved under 2010/70/92630/E2 and sight lines should remain unobstructed.

The dimensions are all adequate with a c4.5m gated access suitable for shared vehicle and pedestrian use.

The triple garage would be suitable for three cars plus storage of cycles and other items to have a dimension of 6.1 x 9.2m exceeding the norm of 6 x 3m for each single element.

There is an ample hardstanding area in advance of the proposed garages and dwelling for parking and turning.

From the Planning Application form four on-plot car parking spaces are indicated to be provided which would meet exceed the advice from the KHDG SPD for four plus bedrooms unit and annex. There is space to park more on counting the garage allowing flexibility over car parking provision to accommodate visitors in keeping with policy LP22.

The proposal does not raise significant issues for public / road safety to meet policy LP21. There would be less hazards on restoration of the barn.

Accordingly, no objection is raised.



The Applicant / Developer to note that works to the barn are likely to require use of the highway, such as for hoardings and scaffolding, other equipment, and materials for which road licences / permits will be required. Refer: <https://www.kirklees.gov.uk/beta/licensing.aspx#highways>