Consultation Response from KC, Highways Development Management
2026/90860 adj, 33, Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX
Erection of 2 semi-detached dwellings
Date Responded: 8 May 2026 Responding Officer: Sheila Henley Responding Ref: 14-7NW/38

Revision / Further information.

Plan ref: 93KB 21/04/2026 Proposed Site / Block Layout

The proposal would erect two three bedroomed semi-detached dwellings with parking

Residents of the proposal site would be able to take advantage of sustainable travel with bus stops with regular services within 400m and local facilities and services within walkable distances.

To further support sustainable travel an enclosed and secure storage facility for cycle parking for each intended unit is advised to accommodate at least one cycle in line with the Kirklees Highway Design Guide SPD.

An electric vehicle charging point will be necessary for each proposed unit.

Access is to be taken from Sackville Street, with the easternmost plot retaining the existing dropped crossing of the footway. A new dropped crossing will be required for the westernmost plot requiring a separate permission from Highways. Refer: https://www.kirklees.gov.uk/beta/transport-roads-and-parking/dropped-kerbs.aspx

It is possible that the existing lamp column may require repositioning at the Applicant's expense. These works must be undertaken to the Kirklees specification by a contractor accredited to work on public roads to the satisfaction of Highways.

Within the proposal site each unit is to be provided with nose to tail driveway parking to accommodate two car parking spaces and a separate path.

Two car parking spaces are sufficient to meet advice from the KHDG SPD for two spaces for three bedroomed units. Three of the driveway spaces are dimensioned adequately although these are sized to be more typical of communal spaces. Yet, the dimensions for space '2' for the easternmost plot becomes too narrow to be usable even if the path were to be used, particularly to cater for larger and increasing size of current vehicles. There is need for convenient access to doors too. Any visitor parking could be accommodated on street. To avoid plot overspill on street, an adjustment to the building position would assist in securing two off-site car parking spacing per unit; although it is noted that flexibility would arise under policy LP22.

Driveways should be finished in a permeable bound material to prevent run-off and debris tracking onto the adjoining highway or a surface water drainage scheme provided.

There is space for bin storage for kerbside collection.

On construction use of the highway will require separate permission from Highways for road licences or permits, such as for placement of equipment and materials, and road openings: Refer: https://www.kirklees.gov.uk/beta/transport-roads-and-parking/kirklees-council-permit-scheme.aspx

The proposal does not raise significant issues for road safety or network functionality to meet policy LP21 on addressing on-plot parking for the easternmost plot.

Should the LPA be minded to approve, then HDM requests planning conditions and advisories:

Conditions:

a) Means of Access: The means of access to and from the site shall be in accordance with the preliminary access design shown on the approved plan 93KB 21/04/2026 and fully constructed and made operational prior to first occupation of the development and thereafter retained and maintained for the lifetime of the development.

To ensure the free and safe use of the highway, in the interest of highway safety.

b) Vehicle and Pedestrian Spaces to be Laid Out: No dwelling shall be occupied until all areas and associated features shown on the approved plans to be used by vehicles and pedestrians, including paths and parking areas have been laid out, surfaced and drained, such that loose materials and surface water does not discharge or transfer onto the adjacent highway, and shall thereafter be retained and maintained for the lifetime of the development.

To ensure the free and safe use of the highway, in the interest of highway safety.

Advisory:

i. Dropped Crossing of Footway: The development hereby approved includes the creation of a new vehicular access. You are advised that before undertaking working in the highway you will require a Section 184 licence from the Highway Authority. These works shall be to the Highway Authority's specification and constructed to its satisfaction.

Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Further information is available at:

https://www.kirklees.gov.uk/beta/transport-roads-and-parking/dropped-kerbs.aspx

https://www.kirklees.gov.uk/beta/transport-roads-and-parking/kirklees-council-permit-scheme.aspx