

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2017/62/92378/W0/FT
CATEGORY Minor

PROPOSAL ERECTION OF EXTENSIONS TO
EXIST BARNs TO CREATE
DWELLING FORMING ANNEX
ACCCOMODATION

LOCATION NETHERWOOD FARM
OFF MARSDEN LANE
MARSDEN
HD7 6AT

APPLICANT NORTHERN DESIGN PARTNERSHIP

HDC Ref. No. K1-17/1
Highway Officer Jamie Turner
O. S. Ref. 052 129
Date Received 07/09/2017
Target Date 28/09/2017
Date Returned 25/09/2017
Decision
Route No. Unclassified
Road Name NETHERWOOD LANE
Adopted Yes
Footpath COL 177-70
Footpath prowl emailed 7/9/17
Highway scheme No

Potential Committee:

Checked by / date Sam Lewis 07/09/2017

This application seeks approval for the erection of an extension to existing barns to create a dwelling forming an annex accommodation at Netherwood Farm, off Marsden Lane, Marsden.

The development consists of a three-bedroomed annex to the current dwelling using the existing footprint of the barns. The proposal will use access, parking, and bin collection already associated with Netherwood Farm, with improvements to the access proposed in the Design and Access Statement.

Although sight-lines at the point of access to Marsden Lane are not to standard to the left, traffic volumes are extremely low and the development is unlikely to significantly intensify the use of either the existing access or Marsden Lane.

These proposals are considered acceptable from a highways point of view, and Highways DM has no wish to resist the granting of planning permission.

If planning is minded to approve this application, the following conditions should be attached to the notice:

Public footpath number COL 177-70, which crosses/abuts the site, shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without prior written consent of the Local Planning Authority.
