

**KIRKLEES METROPOLITAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT CONTROL KP20H**

PLANNING REF 2017/62/90009/E0/JF
CATEGORY Minor

PROPOSAL ERECTION OF EXTENSION AND
ALTERATIONS OF OUTBUILDING
TO FORM ONE DWELLING

LOCATION FIELDHEAD HOUSE FARM
197 LATHAM LANE
GOMERSAL
CLECKHEATON
BD19 4AR

APPLICANT ASSENT PLANNING CONSULTANCY

HDC Ref. No. K8-10SW/9
Highway Officer Rebecca Holmes
O. S. Ref. 200 273
Date Received 31/01/2017
Target Date 21/02/2017
Date Returned 07/02/2017
Decision
Route No. Unclassified
Road Name LATHAM LANE
Adopted Yes
Footpath SPE14-40
Footpath prowl emailed 31/1/17
Highway scheme No

Checked by / date Sam Lewis 31/01/2017

This application seeks approval for the erection of extensions and alterations of outbuilding to form one dwelling at Fieldhead House Farm 197 Latham Lane, Gomersal, Cleckheaton BD19 4AR.

The development consists of alterations and extensions to outbuilding to form a detached 3 bedroom bungalow with 2 associated vehicle parking spaces and associated works.

The development site is situated south-west off Latham Lane via an existing private track with clear visibility from the access to the proposed development and a passing place along its length.

Latham Lane connects to Cliffe Lane and is a no through road serving residential properties and linking to bridleway (SPE/14/40).

In regards to the internal layout of the site 2 parking spaces have been proposed adjacent to the development, the parking area has a width of 6.3m and is seen as acceptable from a highways perspective as it complies with recommended standards and allows space for pedestrian access.

Internal turning is provided within the site and can be demonstrated using a vehicle swept path therefore these proposals are considered acceptable from a highways point of view subject to the below conditions.

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout.

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this

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permission and approval of the construction specification. 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.

On behalf of
S. Sampson - Group Engineer
Highways Development Control

HDC REF
