KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT

PLANNING REF	2017/62/90493/E0/SL
CATEGORY	Minor

PROPOSAL	ALTERATIONS TO CONVERT PART EXISTING STABLE BLOCK TO DWELLING	**HDC Ref. No.**	K8-2SE/9
		Highway Officer	Rebecca Holmes
		O. S. Ref.	187 271
		Date Received	10/03/2017
LOCATION	REAR 161 HUNSWORTH LANE CLECKHEATON BD19 4DT	**Target Date**	31/03/2017
		Date Returned	24/03/2017
		Decision	
		Route No.	B6121
APPLICANT	SAR ARCHITECTS	**Road Name**	HUNSWORTH LANE
		Adopted	Yes
		Footpath	SPE 41-30
		Footpath	prow emailed10/3/17
		Highway scheme	No
		Checked by / date	Sam Lewis 10/03/2017

This application seeks approval for the alterations to convert part of an existing stable block to one dwelling to the rear of 161 Hunsworth Lane, Cleckheaton BD19 4DT.

The development consists of the alterations to an existing stable block to create one 1 bedroom dwelling with 6 off street vehicle parking spaces.

The site is situated to the west off Hunsworth Lane via an existing private access track and serves the existing stable block and a footpath (SPE/21/30).

(B6121) Hunsworth Lane connects South View Road to Riverside Drive and is subject to a 30-mph speed limit with street lighting along its length.

Visibility when exiting the access track onto Hunsworth Lane is good in both directions.

In regards to the internal layout of the site a vehicle turning area has been shown on the plans (drawing number. O.S. Plan 1 1250) which can accommodate emergency vehicle turning within the site, this is seen as necessary and turning facilities should be made available for this use at all times by vehicles.

These proposals are considered acceptable from a highways point of view subject to the conditions bellow:

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on the permeable surfacing of front gardens (parking areas)’ published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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.

Before any building / dwelling is occupied turning facilities shall be provided in accordance with the details shown on drawing no O.S. Plan 1 1250. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

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

No part of the development shall be brought into use until details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety.

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 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.