

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

PLANNING REF 2017/62/91093/W0/CM
CATEGORY Minor

PROPOSAL ERECTION OF 2 SEMI DETACHED
DWELLINGS WITH ASSOCIATED
EXTERNAL WORKS(WITHIN A
CONSERVATION AREA)

LOCATION OLD BANK WORKS
SLAITHWAITE
HUDDERSFIELD
HD7 5AR

APPLICANT LOROC ARCHITECTS

HDC Ref. No. K1-32/34
Highway Officer Jamie Turner
O. S. Ref. 078 139
Date Received 03/05/2017
Target Date 24/05/2017
Date Returned 24/05/2017
Decision
Route No. A
Road Name OLD BANK
Adopted Yes
Footpath No
Highway scheme Yes
TRO'S

Checked by / date Sam Lewis 03/05/2017

This application seeks approval for the erection of 2 semi-detached dwellings with associated external works (within a conservation area).

The development consists of the erection of two semi-detached, 3-bedroomed dwellings each with an off-street parking space and an additional shared visitor parking space.

A previous application received approval in 2011, and the permission was renewed on 13th February 2014. The three-year approval period has now lapsed and the applicant is wishing to re-apply.

Under normal circumstances, the three-bedroomed dwellings would require two parking spaces per property, plus a space for visitors. The width of the adopted access road between Old Bank and Nabbs Lane is also inadequate to allow vehicles to turn properly into the proposed parking spaces.

However, given the previous permission and the abundance of local parking facilities, including a public car park for approximately 15 cars within 50m of the site, 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 Decision Notice:

Notwithstanding the details within the submitted Design & Access Statement, which are not approved, details of the surfacing material for the three parking spaces shall be submitted to and approved in writing by the Local Planning Authority before development commences. The parking areas shall thereafter be surfaced and drained in accordance with the approved details before either of the two semi-detached dwellings are occupied and thereafter retained.

Reason: The use of tarmac with concrete pin edging within the historic core of the Slaithwaite Conservation Area would severely detract from the designated heritage asset and as such, an alternative surfacing material shall be used in the interests of visual amenity and so as to preserve the historic character of the Slaithwaite Conservation Area to accord with Policies BE1, BE2 and BE5 of the Unitary Development Plan as well as national policy in PPS5.

Before development commences, the sightlines of 2m x site frontage shall be cleared of all

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obstructions to visibility exceeding 1m in height and these shall be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety
