

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

PLANNING REF 2017/62/91397/W0/LY
CATEGORY Minor

PROPOSAL ALTERATIONS TO
GARAGE/OUTBUILDING TO FORM
DETACHED DWELLING

LOCATION 343A BRADFORD ROAD
FARTOWN
HUDDERSFIELD
HD2 2QF

APPLICANT ACUMEN DESIGNERS &
ARCHITECTS LTD

HDC Ref. No. K5-9SE/18

Highway Officer Jamie Turner

O. S. Ref. 145 185

Date Received 03/05/2017

Target Date 24/05/2017

Date Returned 25/05/2017

Decision

Route No. A641

Road Name BRADFORD ROAD

Adopted Yes

Footpath No

Highway scheme Yes

TRO'S

Checked by / date Sam Lewis 03/05/2017

This application seeks approval to alter garage/outbuildings to form a detached dwelling.

The site is wholly within the grounds of 343a Bradford Road, Fartown which already has off-street parking for two vehicles, accessed via Skipton Avenue.

The proposals maintain two parking spaces for the existing dwelling, plus the creation of two further off-street parking spaces in front of the proposed new dwelling. This is achieved by widening the existing access and removing some of the boundary wall.

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 shown on the approved plan 2469-02, no development shall take place until a scheme detailing arrangements and specification for alterations to the existing footway have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of 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.

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