KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT

PLANNING REF	2017/60/92689/W0/LY
CATEGORY	Minor

PROPOSAL	OUTLINE APPLICATION FOR ERECTION OF DETACHED DWELLING
LOCATION	14, NETHEROYD HILL ROAD, FIXBY, HUDDERSFIELD, HD2 2LP
APPLICANT	ACUMEN ARCHITECTS

HDC Ref. No.	K4-5SW/10
Highway Officer	Jamie Turner
O. S. Ref.	144 194
Date Received	08/08/2017
Target Date	29/08/2017
Date Returned	21/08/2017
Decision	
Route No.	Unclassified
Road Name	NETHEROYD HILL RD
Adopted	Yes
Footpath	No
Highway scheme	No

Checked by / date Anita Thomas 14/08/2017

This application seeks outline approval for the erection of one detached dwelling at land adjacent to 14 Netheroyd Hall Road, Fixby.

There is a long standing outline approval on this site for a single dwelling most recently in 2011 (2014/92650) when a similar proposal was considered acceptable. Highways view has not changed. The proposals are therefore considered acceptable from a highway point of view subject to the following conditions.

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for layout and parking 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

The buildings shall not be occupied until sightlines of 2m x site frontage have been cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

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

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

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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.