

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

PLANNING REF 2017/62/92919/W0/LY
CATEGORY Other

PROPOSAL DEMOLITION OF REAR EXTENSION
AND GARAGE AND ERECTION OF
SINGLE STOREY REAR
EXTENSION AND GARAGE WITH
TERRACE ABOVE

LOCATION 52 HALL BOWER LANE
HALL BOWER
HUDDERSFIELD
HD4 6RW

APPLICANT PAUL MATTHEWS ARCHITECTURAL

HDC Ref. No. K6-8SE/10
Highway Officer Jamie Turner
O. S. Ref. 147 140
Date Received 20/09/2017
Target Date 11/10/2017
Date Returned 25/10/2017
Decision
Route No. Unclassified
Road Name HALL BOWER LANE
Adopted Yes
Footpath HUD 180-10
Footpath prow emailed20/9/17
Highway scheme No

Potential Committee:

Checked by / date Sam Lewis 20/09/2017

This application seeks approval for the demolition of rear extension and garage and erection of a single storey rear extension and garage with terrace above at 52 Hall Bower Lane, Hall Bower.

The site is off Hall Bower Lane, approximately 40m along an unmade track that constitutes part of Public Right of Way HUD 180-40. The development consists of the demolition of a single garage and erection of a new single garage in a new location including an additional parking and turning facility.

Highways DM has no wish to resist the granting of planning permission if the conditions from the original scheme are repeated.

If planning is minded to approve this application, the following conditions should be attached to the notice:

Public footpath number HUD 180-40, which crosses/abuts the site, shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without prior written consent of the Local Planning Authority.

Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls adjacent to existing public footpath (HUD/180/40) shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Areas to be surfaced and drained

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

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