KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT

PLANNING REF	2018/60/91884/E0/ET
CATEGORY	Minor

PROPOSAL	OUTLINE APPLICATION FOR ERECTION OF DETACHED DWELLING	**HDC Ref. No.**	K16-15/28
		Highway Officer	Ryan Kinder
		O. S. Ref.	242 150
		Date Received	14/06/2018
LOCATION	REAR 1 PARK SIDE FLOCKTON HUDDERSFIELD WF4 4AD	**Target Date**	05/07/2018
		Date Returned	28/06/2018
		Decision	
		Route No.	Unclassified
APPLICANT	PAUL MATTHEWS ARCHITECTURAL	**Road Name**	PARK SIDE
		Adopted	Yes
		Footpath	No
		Highway scheme	Yes
		TROS NEAR	
		Potential Committee	
		Local Plan Allocatio	Near H609
		Checked by / date	Sam Lewis 14/06/2018

2018/91884 Rear of 1 Park Side Flockton.

Highway Development Management's (HDM) comments for the above application as follows:

Outline planning application with access the only matter to be considered for erection of one detached dwelling with detached garage. The proposal is adjacent to an existing established private access which is in turn off Park Side.

The proposed parking provision appears acceptable, however turning manoeuvres from driveway and garage should be demonstrated to ensure they can be achieved.

Garage dimensions should be (Internal):

Single: 6.0m long x 3.0m wide

The bin storage and collection arrangements are to be addressed at reserved matters.

Overall the proposal is considered acceptable from a HDM prospective, if planning are minded to approve the application the following highway conditions should be included.

Areas to be surfaced and drained

The buildings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

Method of storage/access for waste

Before development commences 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.