Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**KC Highways**

Application No.	**2019/90346**
Proposed Development:	**Demolition of existing dwelling and erection of detached dwelling (within a Conservation Area)**
Location:	**8, Hungerford Road, Edgerton, Huddersfield, HD3 3AL**
OS Map Reference	**SE 412686417723**
Applicant/Agent:	**Hudds Design**
Class:	**Minor Developments**

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 27-Feb-2019.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below: http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/90346 *

***If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk**

If I do not receive your response by 27-Feb-2019 then the application may be decided without the benefit of your views.

Dated: 06-Feb-2019

Simon Taylor
Head of Strategic Investment

Consultation Response from KC Highways		
2019/90346 8, Hungerford Road, Edgerton, Huddersfield, HD3 3AL		
Demolition of existing dwelling and erection of detached dwelling (within a Conservation Area)		
Date Responded:14/02/2019	Responding Officer:Mark BERRY	Responding Ref:05/02NE/21

This application seeks approval to the demolition of an existing dwelling and erection of a detached dwelling at 8, Hungerford Road, Edgerton, Huddersfield.

This application is for the demolition of an existing 3 bedroomed detached house with double garage and the construction of a replacement 7 bedroomed detached house with double garage.

The proposed garage scales 6m x 6m on the plans and the existing access arrangements including the driveway to the frontage are unchanged by these proposals.

Highway Development Management have therefore no objection to these proposals and have 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.

Nothing to be … within 2m

Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Hungerford Road along the full frontage of the site which exceeds 1.0m in height above the level of the adjoining highway.

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

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

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.

Kirklees COUNCIL