Consultation Response from KC Highways		
2019/90377 land adj, The Coach House, 18A, Abbey Road North, Shepley, Huddersfield, HD8 8EP		
Outline application for erection of detached dwelling and formation of new access		
Date Responded: 11/03/19	**Responding Officer: JT**	**Responding Ref: 2019/90377**

This outline application seeks approval for the erection of a detached dwelling and formation of a new access at land adjacent to The Coach House, 18a Abbey Road North, Shepley.

Although a layout drawing has been provided, the application is for access only with all other matters reserved.

Access to the dwelling is proposed from an existing private drive which formed part of application reference 2017/92233. This will lead off the A629 at the point where an existing private road has been constructed. This access will be widened and brought up to adoptable standard as part of the 2017 application conditions.

It is intended that this proposal would create a single garage and two driveway parking spaces within the curtilage of the proposed dwelling; there is also turning for a large car.

At this outline stage, 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 the application, the following conditions should be attached to the decision notice:

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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