

Consultation Response from KC Highways
2019/90710 25, Hightown Lane, Holmfirth, HD9 3HY
Erection of garage with terrace above and rear dormer extension (within a Conservation Area)
Date Responded:04-04-2019
Responding Officer:MB
Responding Ref:03-46-20

This application seeks approval to the erection of a garage with terrace above and rear dormer extension at 25, Hightown Lane, Holmfirth.

The proposals are to remove the attached garage and construct a detached replacement, set back from the property with a driveway to the front. The garage will be built into the banking. The roof is flat to create a terrace with a balustrade providing protection. In addition, the proposals include for the refurbishment of the attic bedroom.

Given that these proposals retain sufficient off-street parking provisions Highways Development Management have 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.

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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