

Consultation Response from KC Highways Development Management
2019/93646 Elmleigh Farm Cottage, Stringer House Lane, Emley Moor, Huddersfield, HD8 9SU
Demolition of existing garage and erection of dwelling
Date Responded: 02/12/19 | Responding Officer: J Turner | Responding Ref: K17-25/7

This application seeks approval for the demolition of an existing garage and the erection of a dwelling at Elmleigh Farm Cottage, Stringer House Lane, Emley Moor.

The development site is located adjacent to 24 Stringer House Lane. This lane is adopted in character only and is tarmac surfaced for the first 100m from its junction with Jagger Lane.

The remainder of Stringer House Lane to its junction with Broomfield Lane is surfaced with compacted road planning's with grass verges to either side. This section of road is becoming badly potholed and is in need of repair.

This proposal provides a 4 bedroom dwelling with off-street parking for at least four vehicles.

The proposed conversion will utilize the existing access to number 24 with a new access provided for the use of the existing property.

Similar applications were approved in 2013 and 2016 - Application numbers 2013/91464 and 2016/91430

Given that this proposal provides sufficient off-street parking facilities these proposals are considered acceptable from a highways perspective. 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 Stringer House Lane 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Remedial works

A scheme of remedial works to improve the condition of the surfacing to Stringer House Lane from the development site to Jagger Lane (including potholing and patching works) shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme so approved shall be implemented before the development is brought into use.

Reason: So as to ensure that the access to the development site is improved to an acceptable standard in the interests of highway safety