

**Consultation Response from KC,
Highways Development Management**
2019/93761 land adj, 82, Healey Lane, Healey, Batley, WF17 7ST
Erection of two semi-detached dwellings
**Date
Responded: 09/01/2020**
**Responding Officer: Mark
Berry**
Responding Ref: 14-11NW-13

This application seeks approval to the erection of two four bedroomed semi-detached dwellings at land adjacent to 82, Healey Lane, Healey, Batley.

The site is positioned between two existing occupied dwellings along Healey Lane and is currently vacant land. There is an existing unsurfaced access track to the rear of this property. This track runs to the rear of house numbers 40 to 84 Healey Lane.

Planning permission was granted in 2009 for the erection of a detached house - application number 2009/91209 and for a pair of semi-detached dwelling in 2016 - application number 2016/93160.

The 2016 application was identical to the current proposals with access to two parking spaces to the site frontage with a vehicle turntable and a further two spaces with access from the track to the rear of the property.

Bin storage is shown to the site frontage and the existing bus stop to the site frontage is shown to be relocated.

Given the previous approval these proposals are considered acceptable to Highways Development Management.

Conditions attached to the previous application should be repeated

6. Before any dwelling is occupied turning facilities shall be provided in accordance with the details shown on drawing no 1589-D-20-003-B. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use. Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policies T10 and T19 of the Kirklees Unitary Development Plan.

7. 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 Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained. Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policies T10 and T19 of the Kirklees Unitary Development Plan.

8. Notwithstanding the submitted plans and information, a scheme detailing the relocation of the bus stop on Healey Lane shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the superstructure of the dwellings hereby approved. The bus stop shall therefore be relocated before the dwellings are first brought into use and thereafter retained. Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policies T10 and T19 of the Kirklees Unitary Development Plan.

9. The parking areas serving the development hereby permitted shall be allocated with one space per dwelling being provided at the front of the application site and one space per dwelling at the rear of the application site. Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policies T10 and T19 of the Kirklees Unitary Development Plan.

