

**Consultation Response from KC, Highways Development Management**
**2020/90182 adj High Beeches, 585, Manchester Road, Linthwaite, Huddersfield, HD7 5QX**
**Erection of two semi-detached dwellings with attached garage and off road parking**
**Date Responded: 03/03/20**
**Responding Officer: CNB**
**Responding Ref: K2-2/14**

This application is for the erection of two semi detached dwellings with off road parking and an access from A62 Manchester Road. Manchester road is a 30mph two-way single carriageway primary distributor road of approximately 9m width with parking bays, footways on both sides and street lighting present. There are bus stops on a medium frequency route are within 120m.

The proposal site benefits from a previous permission (15/94019 allowed at appeal APP/24718/W/16/3158631) for a detached dwelling with access and parking.

A revised layout drawing (HBBP/2019/20 Rev A) showing the removal of attached garages and an increase in off street parking.

No trip generation details were provided with the application, however the proposals are not expected to generate sufficient trips as to have a severe impact on the operation and efficiency of the local highway network.

The access was approved with the previous permission and is acceptable.

Drawing HBBP/2019/20 Rev A shows parking for 4 vehicles with suitable turning space to allow the vehicles to enter/exit the site in forward gear. This would be fit for purpose for two three-bedroom dwellings and is acceptable.

The drawing shows two gated bin storage enclosures to the front of the dwellings and these are suitable for the proposals.

With this we consider that the application is acceptable on highways grounds, however we would request that the conditions imposed as part of the appeal decision are retained.

**Conditions**

The development shall not be brought into use until all areas indicated to be used for access, parking and turning as shown on the approved plans have been laid out with a hardened and drained surface 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 any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) this area shall be so retained, free of obstructions and available for access, parking and turning thereafter.

Reason: In the interests of highway safety and to achieve a satisfactory layout

The development shall not commence until sightlines of 2.4m x 70m have been provided from the access in both directions and these shall be kept free of any obstruction to visibility exceeding 1.0m in height thereafter.

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

#### Footnote

The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). 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. Interference with the highway without such permission is an offence which could lead to prosecution.

The approved vehicle parking areas will need 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 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded.

[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)