

**Consultation Response from KC,
Highways Development Management**
2020/90702 adj, 12, Rose Mount, Birkby, Huddersfield, HD2 2BU
Erection of detached dwelling
Date Responded: 23-03-2020
Responding Officer: Mark Berry
Responding Ref: 5-3SE-11

This application seeks approval to the erection of a 4 bedroomed detached dwelling at land adjacent to 12, Rose Mount, Birkby, Huddersfield.

The application site is located at the end of Rose Mount which is a residential cul-de-sac with access from Birkby Hall Road.

Access to the site from the existing turning head.

The plans show that the proposed dwelling will have a substantial single garage with a driveway to the frontage.

Given that sufficient off-street parking facilities are shown to be provided Highways Development Management have no objection to these proposals.

Suggested conditions:

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

