

Consultation Response from KC, Highways Development Management
2020/91337 adj, 1A, Mount Pleasant Lane, Fenay Bridge, Huddersfield, HD8 0AT
Erection of detached dwelling with associated works
Date Responded: 08/09/20 Responding Officer: J Turner Responding Ref: K11-12NW/4

This application seeks approval for the erection of a detached dwelling with associated works at Mount Pleasant Lane, Fenay Bridge.

The proposed dwelling would consist of five bedrooms, and would benefit from three off-street parking spaces in the form of a double garage and a single hard standing. The building would remove the current parking spaces for 1a Mount Pleasant Lane, and the intention is to provide two spaces for this dwelling accessed from Fenay Bridge Road. As such, the proposal is unlikely to significantly intensify the use of Mount Pleasant Lane, with the cars that presently park there being displaced to the access served from Fenay Bridge Road.

Highways DM would not raise concern regarding the access on Fenay Bridge Road, and given the proposal does not make for an actual increase in likely vehicle numbers on Mount Pleasant Lane, we could have no grounds to object in terms of intensification of use.

Despite the narrow nature of Mount Pleasant Lane, Highways DM does not wish to raise objection to the scheme so long as the following conditions are added 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Method of storage/access for waste

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: To meet the requirements set out in Local Plan Policy LP24 part d(vi).

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.