

**Consultation Response from KC,
Highways Development Management**
2020/92670 Land Adj, 1, Heaton Park Villas, Huddersfield, Gledholt, HD1 4HJ
Erection of dwelling with integral apartment and associated works
**Date
Responded: 17/09/2020**
**Responding Officer: Mark
Berry**
Responding Ref: 5-4NW-23

This application seeks approval to the erection of a detached dwelling with integral apartment and associated works at land adjacent to 1, Heaton Park Villas, Huddersfield, Gledholt.

In 2005, planning approval was granted to demolish an existing house and to replace it with eight new houses with access from Heaton Road. One of the houses was designed so that it was attached to the original swimming pool building which was to be retained. Application number 2005/94635.

The proposals were subsequently modified and two of the houses were effectively amalgamated to create a single dwelling, meaning that the total number of houses was reduced to seven. Six of the houses were built and have been occupied since their completion. The house that was to be attached to the swimming pool was never built.

In 2010 a new application (2010/91615) was approved for the substitution of that house with two separate dwellings, thereby increasing the number of dwellings back to eight. Neither of those houses were built and that approval has lapsed.

This proposal is for a 6 bedroomed detached house with integral double garage with access onto Heaton Road via a shared private driveway. Additional off-street parking is provided on the driveway leading up to the proposed house.

Given the previous approval and that sufficient off-street parking is proposed this application is considered acceptable to Highways Development Management.

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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