

**Consultation Response from KC,
Highways Development Management**
2020/92777 adj, 22, Gib Lane, Skelmanthorpe, Huddersfield, HD8 9BG
Erection of detached dwelling
**Date Responded:
05/10/2020**
**Responding Officer: Zack
Turner**
Responding Ref: 17-22-33

This application is on land adjacent to 22, Gib Lane, Skelmanthorpe, Huddersfield. The proposal is for the demolition of a detached garage and workshop for the erection of a detached dwelling.

There is previous history to the site of a refusal for the erection of a 2 storey and single-storey extensions (2004/92946) and an outline approval for the erection of 1 detached dwelling with a garage under (2010/91424).

Condition 6 of the outline application was as follows:

Notwithstanding the submitted details the dwelling shall not be occupied until sightlines of 2 m x the full site frontage have been cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

Waste storage is shown to be provided on the plan, utilising the existing waste storage point to number 22.

The driveway and gated access will be widened to allow to 2 vehicles to pass upon entry and exiting the site. The hedges adjacent to the site entrance will be removed to enhance visibility.

The new dwelling will be 2-3 bedrooms which will require a minimum of 2 parking spaces, and this is shown to be provided with an electric charging point. The removal of the detached garage for the existing dwelling will result in a loss of parking however ample off-street parking is retained as shown on the plan.

Highways Development Management considers that sufficient parking is provided and therefore believes the proposal is acceptable in principle.

This application however provides insufficient detail.

The plans should be amended to show that the hedge and wall to the site frontage are to be reduced to a height of not exceeding 1.0m for the full frontage of the site.

