

**Consultation Response from KC,
Highways Development Management**
2020/94256 Highfield House, Clough Road, Flockton, Huddersfield, WF4 4AQ
Conversion of barn and single storey extension to create one dwelling
**Date Responded:
04/02/201**
**Responding Officer: Zack
Turner**
Responding Ref: 17-34-2

2020/94256

Highways Development Management (HDM) comments as follows.

This application is at Highfield House, Clough Road, Flockton, Huddersfield. The proposal is for the conversion of the barn and single storey extension to create one dwelling.

The sites access from Clough Road will remain as existing and it is suitable to serve this additional development.

The new dwelling will have 3 bedrooms and in accordance with the Kirklees Highways Design Guide 2-3 bedroom dwellings should provide 2 off-street parking spaces. This is provided by a space either side of the house and this will not implicate previous parking or access arrangements for the existing dwelling.

No details have been provided for bin storage and HDM requests that this is clearly shown on a drawing. If the information can be provided prior to determination, then the condition can be removed.

Highways Development Management consider that sufficient parking is provided and therefore believes the proposal is acceptable in principle with the following condition.

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).