Consultation Response from KC, Highways Development Management		
2021/90125 adj, 73, Ashbrow Road, Fartown, Huddersfield, HD2 1DX		
Erection of detached dwelling with parking spaces and external works		
Date Responded: 26/02/2021	**Responding Officer: Zack Turner**	**Responding Ref: 4-5SE-17**

2021/90125

Highways Development Management (HDM) comments as follows.

This application is adjacent 73, Ashbrow Road, Fartown, Huddersfield. The proposal is for the erection of a detached dwelling with parking spaces and external works.

The existing dwelling will displace 2 off-street parking spaces to the rear of property to allow for the erection of the new dwelling. The new parking area can accommodate 2 cars as it is 5m wide and over 5m in length.

The new dwelling will have 4 bedrooms and in accordance with the Kirklees Highways Design guide 4+bedroom dwelling should provide 3 parking spaces. It is currently proposed to have 2 designated parking spaces and there is area on the driveway for a third car. There is also on street parking available if it were necessary.

Both sites will use existing accesses from Central Avenue.

Bin storage and waste collection arrangements have been presented in a suitable location for the new development and the current dwellings arrangements for bins will remain as existing.

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

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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