

**Consultation Response from KC,
Highways Development Management**
2021/90219 5, Park Riding, Northgate, Honley, Holmfirth, HD9 6QL
**Erection of extensions and alterations to garage create dwelling forming annex
accommodation associated with 5, Park Riding, Northgate, Honley, Holmfirth, HD9 6QL**
Date Responded: 18/05/21 Responding Officer: ZT Responding Ref: 3-50-32

2021/90219

Highways Development Management (HDM) comments as follows.

This application is at 5, Park Riding, Northgate, Honley, Holmfirth. The proposal is for the erection of extensions and alterations to the garage to create a dwelling forming annex accommodation.

The sites gated access from Northgate is unchanged by the proposals.

The site currently has 4 parking spaces although one is being lost due to the conversion of the garage however, for the host dwelling 2 parking spaces are sufficient due to them having 2 bedrooms.

The third parking space is adequate for the new annex and an additional fourth parking space is being formed by the bin store.

There is a sufficient gap between the 3 and single parking spaces to turn and exit the site in forward gear.

Bin storage has been presented in a suitable location by the parking area.

Highways Development Management consider sufficient parking is provided for both the existing dwelling and new annex so therefore the application is acceptable with the following conditions.

Areas to be surfaced and drained

Prior to the development being brought into use the areas to be used by vehicles have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Private Use Only

The development hereby approved shall be used by the owner / applicant for their private use only and shall not be used for commercial purposes, or sold or rented out separately.

Reason: In the interests of highway safety.