Consultation Response from KC, Highways Development Management		
2021/90348 4, Oak Tree Avenue, Scholes, Holmfirth, HD9 1SD		
Erection of single and two storey extensions		
Date Responded: 18/02/2021	**Responding Officer: Zack Turner**	**Responding Ref: 12-4-16**

2021/90348

Highways Development Management (HDM) comments as follows.

This application is at 4, Oak Tree Avenue, Scholes, Holmfirth. The proposal is for the erection of a single and two storey extensions with the formation of a new driveway.

The extension will not create any more bedrooms for the dwelling and the existing 2 parking spaces are being retained.

The new driveway will create an additional parking space for the dwelling.

HDM does not have concerns over the driveway being close to the junction as there is an additional 5 meters from the drive to the highway. Therefore, cars exiting from Morton Wood Grove will see any car exiting the site before they get up to the junction.

Morton Wood Grove gives access to 8 dwellings excluding the sites rear parking and this indicates that it will create very little conflict with cars exiting the site and the adjacent junction at the same time.

Visibility when exiting the site from the new driveway is adequate in both directions.

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 retained and therefore believes the proposal is acceptable in principle with the following conditions.

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).

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of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