

Consultation Response from KC, Highways Development Management		
2021/90749 Land adj, 105, Highgate Lane, Lepton, Huddersfield, HD8 0HQ		
Demolition of detached garage and conservatory and erection of two detached dwellings and associated landscaping		
Date Responded: 11/05/2021	Responding Officer: Zack Turner	Responding Ref: K11-18SW/2

2021/90749

Highways Development Management (HDM) comments as follows.

This application is on land adjacent to 105, Highgate Lane, Lepton, Huddersfield. The proposal is for the demolition of a detached garage and conservatory to allow for the erection of two detached dwellings with associated landscaping.

The new dwellings will utilize the existing access that was previously used for the current dwelling. The existing dwelling will now also utilize an existing access from Highgate Lane which appears to not have been in use for vehicles due to the other access for the old, detached garage.

The access for the new dwelling is being widened to 4.5m to allow for 2-way movement.

Visibility splays have been demonstrated and these are good as they are in excess of 43m in both directions for the 30mph road.

The demolition of the double garage will result in the loss of 2 parking spaces for the existing 3-bedroom dwelling however, this is being replaced by creating 2 new spaces towards the front of the dwelling.

There is an area within the site of the existing dwelling to reverse into the new parking spaces and exit the site in forward gear.

The 2 new dwellings will both have 4 bedrooms and sufficient parking is being provided by an integral double garage with space in front for an additional 2 parking spaces for each dwelling.

Bin storage for the new dwellings has been presented in a suitable location between the houses and bin storage for the existing dwelling will remain unaltered.

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

Areas to be surfaced and drained

Unless otherwise agreed in writing, 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superceded; and thereafter retained throughout the lifetime of the development.

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