

Consultation Response from KC, Highways Development Management		
2021/90996 35, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8NW		
Erection of detached garage with first floor dwelling forming annex accommodation associated with 35, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8NW		
Date Responded: 16/04/2021	Responding Officer: Zack Turner	Responding Ref: 12-45-15

2021/90996

Highways Development Management (HDM) comments as follows.

This application is at 35, Carr Hill Road, Upper Cumberworth, Huddersfield. The proposal is for the erection of a detached garage with a first-floor one bedroom dwelling forming annex accommodation.

The sites access will remain unchanged by the proposals.

The existing hardstanding gravel is being extended around the new garage as part of the proposals and this will be conditioned.

The new double garage will be in place of 2 existing parking spaces and it is stated that a 3rd parking space is being retained. This has not been shown on a plan and HDM requests that all 3 of the parking spaces are demonstrated on a plan and this will be conditioned.

The annex will be utilized by a family member to the applicant, so the retained parking is considered to be adequate.

No details have been provided to show bin storage for the new annex 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 adequate parking is retained and therefore believes the proposal is acceptable with the following conditions.

Parking Layout

No development shall take place until a scheme detailing arrangements and specification for the parking layout have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

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 areas to be used by vehicles and/or pedestrians 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.