

**Consultation Response from KC,
Highways Development Management**
2021/91362 49, Birkby Lodge Road, Birkby, Huddersfield, HD2 2BE
Erection of single storey extension and garage to rear (modified proposal)
**Date Responded:
11/05/2021**
**Responding Officer: Zack
Turner**
Responding Ref: 5-5NW-30

2021/91362

Highways Development Management (HDM) comments as follows.

This application is at 49, Birkby Lodge Road, Birkby, Huddersfield. The proposal is for the erection of a single storey extension and garage to rear.

The extension will create an extended kitchen and dining area so there will not be a required increase in parking provision.

The existing single garage is being demolished as part of the proposals although a new garage is being erected to replace it.

The formation of the new garage will include the works to remove part of the current wall and the works for an extended dropped kerb that will need to be done under a s184 agreement.

Presumably bin storage arrangements will remain as existing although HDM requests that this is confirmed on a plan and this will be conditioned. If the information can be provided prior to determination, then the condition can be removed.

Highways Development Management has no objection to the proposals and therefore the application is acceptable from a highway's perspective 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 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

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).

Footnote;

The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). 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. Interference with the highway without such permission is an offence which could lead to prosecution.