

Consultation Response from KC, Highways Development Management		
2021/92070 The Laurels, Cold Hill Lane, New Mill, Holmfirth, HD9 7JX		
Demolition of existing dwelling and erection of detached dwelling with self contained unit to create dwelling forming annex accommodation associated with The Laurels, Cold Hill Lane, New Mill, Holmfirth, HD9 7JX, erection of detached garage/cycle store/workshop/gym and associated landscaping		
Date Responded: 01/07/21	Responding Officer: J Turner	Responding Ref: K12-15/9

This application seeks approval for the demolition of existing dwelling and erection of detached dwelling with self-contained unit to create dwelling forming annex accommodation associated with The Laurels, erection of detached garage/cycle store/workshop/gym and associated landscaping at Cold Hill Lane, New Mill.

The proposal would create two dwellings served off a single private drive. Details of satisfactory off-street parking, bin storage and collection, and access are provided in the Design and Access statement submitted by the applicant.

Under normal circumstances, Highways DM would expect a driveway serving more than one dwelling to have a minimum width of 4.5m. In this instance, with the accommodation to be ancillary to the host property, this can be overlooked. However, this matter would have to be addressed should the two dwellings be split into separate private ownership in the future. Aside from this, the scheme is acceptable from a highways perspective.

Please add the following conditions to the decision notice:

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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