

**Consultation Response from KC,
Highways Development Management**
2021/92462 rear of, 1091, Manchester Road, Linthwaite, Huddersfield, HD7 5LS
Outline application for erection of detached dwelling
Date Responded: 21/07/21 Responding Officer: J Turner Responding Ref: K1-42/38

This application seeks outline approval for the erection of a detached dwelling at Manchester Road, Linthwaite. All matters are reserved at this stage, so only point of access is considered at this stage.

An indicative layout submitted by the applicant shows a two-bedroomed dwelling with two off-street parking spaces provided. Bin storage is also shown, with adequate driveway space to allow for collection from the carriageway edge.

The site takes access onto the public highway via Linfit Fold. Although internal vehicle turning is not provided, the access is taken from Linfit Fold; as this is not a classified highway, it is not essential to provide the ability to access and exit in a forward gear.

The indicative layout is acceptable from a highways perspective, however, the parking arrangement is only suitable for a dwelling of three bedrooms or fewer, so Highways DM would expect this level of living space to be retained should a reserved matters application be forthcoming.

Highways DM has no wish to raise objection to this scheme in its outline form. 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Layout and parking

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for layout and parking 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

Closure of existing access

No part of the development shall be brought into use until the existing access from Linfit Fold has been permanently closed [and any redundant footway crossings removed and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

To avoid danger and inconvenience to highway users.

Gradient

The maximum gradient of the access ramp to the car park shall not exceed 1 in 8.

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.