

Consultation Response from KC, Highways Development Management		
2021/93034 Stone Pit Hall, Snowgate Head Lane, New Mill, Holmfirth, HD9 7DH		
Change of use of land to extend domestic garden, demolition of three detached garages, regrading of land and erection of detached garage/workshop, demolition of attached garage and erection of two storey extension and alterations		
Date Responded: 13/10/2021	Responding Officer: Zack Turner	Responding Ref: 12-23/7

2021/93034

Highways Development Management (HDM) comments as follows.

This application is at Stone Pit Hall, Snowgate Head Lane, New Mill, Holmfirth. The proposal is for the change of use of land to extend domestic garden, demolition of three detached garages, regrading of land and erection of a detached garage/workshop, demolition of an attached garage and erection of a two-storey extension and alterations.

The site will use a new access from Snowgate Head Lane which will improve visibility compared to the existing access.

The existing garages that are being demolished are being replaced with a new detached double garage. Parking can also be provided in front and adjacent the garage, and this is sufficient for the 4-bedroom dwelling.

There is only approximately a 4.3m distance between the garage and the boundary of the site and this may reduce the ease of access/egress from the garages. We would suggest that as the garages are above 3.5m width, this additional space may make access easier if it can be utilised with a full width garage door rather than the proposed two doors.

There is adequate space within the site for vehicles to turn and exit on to the highway in forward gear.

Bin storage and waste collection arrangements will remain as existing.

Highways Development Management considers sufficient parking is retained and therefore believes the proposals are acceptable with the following condition.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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