



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Highways Development Management
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Application No.	2021/93254
Proposed Development:	Erection of single storey rear and two storey side extension
Location:	52, Virginia Road, Marsh, Huddersfield, HD3 4AZ
OS Map Reference	SE 412235.5695 417199.3895
Applicant/Agent:	architectural drafting services
Class:	Other Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **10-Sep-2021**.

If you would like to contact the Case Officer: Tom Hunt for any reason then please do so on:
Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/93254> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **10-Sep-2021** then the application may be decided without the benefit of your views.

Dated: 20-Aug-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Highways Development Management**
2021/93254 52, Virginia Road, Marsh, Huddersfield, HD3 4AZ
Erection of single storey rear and two storey side extension
**Date Responded:
13/09/2021**
**Responding Officer: Zack
Turner**
Responding Ref: 5-2SW/12

2021/93254

Highways Development Management (HDM) comments as follows.

This application is at 52, Virginia Road, Marsh, Huddersfield. The proposal is for the erection of a single storey rear and two storey side extension.

The sites vehicular access from Haywood Avenue will remain unaltered.

The dwelling currently has 3 bedrooms, and these proposals will create a 4th. This requires an increase in parking provision from 2 to 3 spaces.

The single garage has a width of 2.7m which is insufficient to be classed as a parking space as it is under the recommended 3m. The driveway can also not be classed as a parking space due to its length being 4.2m which is under the recommended 4.8m.

There is sufficient on street parking adjacent the dwelling on Haywood Avenue in which there is 18m available to park 3 cars and there is also space to the front of the dwelling for another car.

Within the site there is adequate area to create off road parking in the future however this may require an additional planning permission.

The existing bin storage and waste collection arrangements are unchanged by the proposals.

Given there is sufficient on street parking available adjacent and in front of the site, HDM on balance considers the proposals acceptable on this occasion with no specific conditions.

