Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**KC, Highways Development Management**

Application No.	**2021/94118**
Proposed Development:	**Demolition of existing conservatory, alterations to convert integral garage to living accommodation including raising of roof height and erection of single storey extension and conservatory to rear (within a Conservation Area)**
Location:	**7, High Lea, Marsden, Huddersfield, HD7 6DZ**
OS Map Reference	**SE 404595.5534 411751.4765**
Applicant/Agent:	**J Ewing**
Class:	**Minor 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 24-Nov-2021.

If you would like to contact the Case Officer: Katie Chew for any reason then please do so on: Tel. 01484 221000 Ext. 70142.

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=2021/94118 *

***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 24-Nov-2021 then the application may be decided without the benefit of your views.

Dated: 03-Nov-2021

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Highways Development Management		
2021/94118 7, High Lea, Marsden, Huddersfield, HD7 6DZ		
Demolition of existing conservatory, alterations to convert integral garage to living accommodation including raising of roof height and erection of single storey extension and conservatory to rear (within a Conservation Area)		
Date Responded: 24/01/2022	**Responding Officer: Zack Turner**	**Responding Ref: 1-8/4**

2021/94118

Highways Development Management (HDM) comments as follows.

This application is at 7, High Lea, Marsden, Huddersfield and the proposal is for the demolition of the existing conservatory, alterations to convert the integral garage to living accommodation including raising of roof height and erection of a single storey extension and conservatory to rear (within a Conservation Area).

The sites access onto the driveway from High Lea is unchanged by the proposals.

The conversion of the integral garage will result in the loss of 1 off-street parking space although sufficient parking of 3 spaces can be retained on the driveway as demonstrated on drawing number 72_07.

The bin storage location has been presented which is remaining as existing with the waste collection arrangements.

Highways Development Management consider sufficient parking is retained and therefore we offer no objections to the application, so the proposals are deemed acceptable with no specific conditions.

Previous comments 25/11/2021

The conversion of the garage will result in the loss of a parking space, and it is stated within the application form that 3 parking spaces are being retained which is unclear, so HDM requests that the proposed parking is demonstrated on a plan while also including details of the permeable surfacing of the driveway.

Information on the number of bedrooms also needs to be provided to determine whether the level of parking is sufficient. A 4+ bedroom dwelling should provide 3 parking spaces while a 2–3-bedroom dwelling should provide 2 parking spaces.

Presumably bin storage arrangements will remain as existing although HDM also requests that this is provided on a plan, and they should be positioned so that they don't obstruct any parking or the adopted footway/highway for road safety reasons.

HDM are unable to support the application in its current form so requests the above information for a proper assessment of the proposals.