Consultation Response from KC, Highways Development Management

2021/94632 29, Gilthwaites Crescent, Denby Dale, Huddersfield, HD8 8SW

Erection of attached dwelling

Date Responded: 01/03/22
Responding Officer: J Turner
Responding Ref: K17-21/12

This application seeks approval for the erection of an attached dwelling at Gilthwaites Crescent, Denby Dale.

The proposal would create a three-bedroomed dwelling with off-street parking for two vehicles. Two off-street spaces are also to be provided for the existing dwelling of 29 Gilthwaites Crescent. Bin storage pads are also shown on drawing no. 21/206.

Should the proposal go ahead, it would mean losing a significant amount of both front garden space and highway verge, although some of the latter already appears to be in a state of disrepair due to neighbouring informal off-street parking provisions.

Aside from this Highways DM has no wish to raise objection to the scheme, but would ask that the following condition and footnote are added 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

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.