Consultation Response from KC, Highways Development Management		
2022/90065 573, New Hey Road, Mount, Huddersfield, HD3 3XN		
Erection of first floor side extension and alterations to convert garage to living accommodation		
Date Responded: 14/02/2022	**Responding Officer: Zack Turner**	**Responding Ref: K2-6SW/7**

2022/90065

Highways Development Management (HDM) comments as follows.

This application is at 573, New Hey Road, Mount, Huddersfield and the proposal is for the erection of a first-floor side extension and alterations to convert the garage to living accommodation.

The amended plan has demonstrated a second parking space on the driveway which is sufficient and the existing vehicular access from New Hey Road is unchanged by the proposals.

The bin storage and waste collection arrangements are remaining as existing.

Highways Development Management considers sufficient parking has been provided so we offer no objection to the application and therefore the proposals are deemed 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

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Previous comments 02/02/2022

It is proposed for the dwelling to have 3 bedrooms and in accordance with the Kirklees Highways Design Guide a 3-bedroom dwelling should provide 2 parking spaces. The conversion of the garage will result in the loss of a parking space and only 1 off-street parking space can be provided on the driveway. This loss of parking is undesirable for HDM given insufficient parking will be provided, so HDM requests a new plan demonstrating 2 off-street parking spaces.

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

Kirklees COUNCIL