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| <b>Consultation Response from KC,<br/>Highways Development Management</b>                                                                                         |                                            |                                   |
| <b>2022/90097 adj, 136, Laund Road, Salendine Nook, Huddersfield, HD3 3TY</b>                                                                                     |                                            |                                   |
| <b>Reserved matters application pursuant to outline permission 2021/93779 for erection of residential development with parking and private landscaped gardens</b> |                                            |                                   |
| <b>Date Responded:<br/>03/02/2022</b>                                                                                                                             | <b>Responding Officer: Zack<br/>Turner</b> | <b>Responding Ref: K2-13SW/21</b> |

2022/90097

Highways Development Management (HDM) comments as follows.

This is a reserved matters application pursuant to outline permission 2021/93779 for erection of residential development with parking and private landscaped gardens on land adjacent 136, Laund Road, Salendine Nook, Huddersfield.

The initial outline permission with access was approved as 2021/93779.

It is proposed that the new and existing dwellings will have 3 bedrooms and given that a 3-bedroom dwelling should provide 2 parking spaces, sufficient parking is provided on the driveway with adequate turning space so vehicles can enter and exit the site in forward gear.

On drawing number 2245-D-20-110 revision A, a room that could be utilized as a bedroom is shown as an office space so in future if it were to be sold as a bedroom an increase in parking provision to 3 spaces would be needed.

Bin storage has been presented in a suitable location however a hard-surfaced bin collection point will be required which should be adjacent but not on the adopted highway of Laund Road and this will be conditioned.

Highways Development Management considers the reserved matters application to be acceptable with the following conditions.

#### **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

#### **Method of storage/access for waste**

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: To meet the requirements set out in Local Plan Policy LP24 part d(vi).