

This is an outline application for the erection of one detached dwelling and associated works at land rear of, 15, St Marys Avenue, Batley.

The application site is located at the end of St Marys Avenue which is at this location a residential cul-de-sac off Norfolk Avenue.

Access to the site will be from St Marys Avenue via a private access road and under croft to 15 St Mary's Avenue. Four off-street parking spaces are shown with internal turning for the proposed new dwelling.

Three spaces are shown to be retained for the existing dwelling. Not all spaces are however shown to be easily accessible.

No details of bin collection points are shown on the indicative plans.

Given that sufficient off-street parking is shown to be potentially provided for both the proposed and existing dwelling's Highways Development management have no objection to these proposals.

Suggested conditions

Layout and parking

Notwithstanding the details shown on the approved Site Plan 21228-D02-C, a scheme detailing arrangements and specification for layout and parking have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises 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 In the interests of amenity and highway safety

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) regarding 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.