Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

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

Application No.	**2022/91391**
Proposed Development:	**Erection of single storey extension to rear (within a Conservation Area)**
Location:	**23, Rock Fold, Golcar, Huddersfield, HD7 4AD**
OS Map Reference	**SE 409853.4937 415701.4898**
Applicant/Agent:	**DB Architects**
Class:	**Other 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 09-Nov-2022.

This has been referred as the proposed development would encroach on a highway and was advised in Surgery to formally consult. Would this require a Stopping Up Order please? Please contact Tom Hunt on tom.hunt@kirklees.gov.uk for further information.

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=2022/91391

***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 09-Nov-2022 then the application may be decided without the benefit of your views.

Dated: 19-Oct-2022

Mathias Franklin
Head of Planning and Development

Consultation Response from KC,
Highways Development Management

2022/91391 23, Rock Fold, Golcar, Huddersfield, HD7 4AD

Erection of single storey extension to rear (within a Conservation Area)

Date Responded: 22/03/2023
Responding Officer: David Stainsby
Responding Ref: K2-3NE/19

RECOMMENDATION.

Confirmation that a "stopping up of the highway" Order has been implemented needs to be provided before Highways can approve the application.

A doorway to the side of the dwelling opens out onto the highway and should be reversed so that it opens inwards.

The proposal is for the erection of a single story rear extension to add a second bedroom to the property. However, it appears that the property is built over the adopted highway of Rock Fold and there is no record of the adopted highway being extuinguished.

As a result, if the applicant cannot provide evidence that an order stopping up the highway was carried out as part of the previous planning applications then the highway will require stopping up before Highways DM could support this application.

With regard to the proposed erection of a single storey extension to the rear, this will increase the existing 1 bedroomed dwelling into a proposed 2 bedroomed dwelling.

The recommended parking standards for a 2 or 3 bedroomed dwelling is 2 spaces rather than only one space required for a 1 bedroomed dwelling. However, the existing turning/parking area can accommodate the additional parking required.

A doorway to the side of the dwelling opens out onto the highway. This should be reversed so that it opens inwards.