

<b>Consultation Response from Jamie Turner KC, Highways Development Management</b>
<b>2022/91791 64, Westfield Lane, Scholes, Cleckheaton, BD19 6DR</b>
<b>Demolition of existing dwelling and garage and erection of two detached dwellings and dormer bungalow</b>
<b>Date Responded: 10/08/22</b> <b>Responding Officer: J Turner</b> <b>Responding Ref: K7-5SW/17</b>
<p>This application seeks approval for the demolition of an existing dwelling and garage and erection of two semi-detached dwellings and dormer bungalow at Westfield Lane, Scholes.</p> <p>Following previous comments, the proposal removes the initially proposed dormer bungalow. Drawing no. 22-034-05B now shows each dwelling having bin storage to the front with a hard-surfaced collection pad adjacent to the public highway.</p> <p>The scheme is now deemed acceptable from a highways perspective. Please add the following conditions to the decision notice:</p> <p>Nothing to be ... within 2m</p> <p>Nothing shall be permitted to be planted or erected within a strip of land 2.4m deep measured from the carriageway edge of Westfield Lane along the full frontage of the site which exceeds 1.0m in height above the level of the adjoining highway.</p> <p>Reason: To ensure adequate visibility in the interests of highway safety</p> <p>Areas to be surfaced and drained</p> <p>Prior to the development being brought into use the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to achieve a satisfactory layout</p> <p>Vehicle Crossing (driveway)</p> <p>The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Highways Asset Management Team at <a href="mailto:vehicle.crossing@kirklees.gov.uk">vehicle.crossing@kirklees.gov.uk</a> with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.</p>