

**Consultation Response from KC,
Highways Development Management**

2022/91929 rear of, 111, Marsh Lane, Shepley, Huddersfield, HD8 8AS

Part demolition of existing building converted into garage and erection of detached bungalow

Date Responded: 14/07/2022

Responding Officer: J Turner

Responding Ref: K12-32/2

This application seeks approval for the part demolition of existing building converted into garage and erection of detached bungalow at Marsh Lane, Shepley.

The proposal would create a two-bedroomed dwelling with off-street parking for at least three vehicles. Bin storage and collection points are shown in drawing no. 2283 - 0102 - P01 and whilst the collection pad is shown on the footway, it is apparent that there is space within the bell-mouth of the driveway to present a bin.

The permission for the proposed access was established in the outline application (2020/90367), as such, Highways DM would only ask for information regarding emergency vehicle access whereby either internal turning for a fire appliance should be demonstrated or a dry riser installed. This can be secured by condition.

Please add the following conditions to the decision notice:

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Gates to be set back

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back a minimum of 6.0m from the carriageway edge of Marsh Lane and shall be hung as to only open inwards. So long as such gates or barriers are in position, they shall be retained to only open inwards.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway

Dry Riser

No part of the development shall be brought into use until internal turning of a fire appliance is

demonstrated **or** a dry riser with a remote inlet is provided. The dry riser shall be sited within 18m of the point of access from the public highway. Thereafter a dry riser with a remote inlet shall be retained within 18m of the point of access from the public highway.

Reason: In the interests of the safety of future occupiers of the development with regard to fire 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) with regard to 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.