

Consultation Response from KC, Highways Development Management
2022/92461 Abbey Cottage, Abbey Road, Shepley, Huddersfield, HD8 8DY
Repairs and partial re-building and conversion of former farm cottage to create dwelling forming annex accommodation associated with Abbey Farm, 173 Abbey Road, Shepley, Huddersfield, HD8 8DY
Date Responded: 05/09/22
Responding Officer: J Turner
Responding Ref: K12-39/22

This application seeks approval for the repairs and partial re-building and conversion of former farm cottage to create dwelling forming annex accommodation associated with Abbey Farm, 173 Abbey Road, Shepley.

This is a retrospective application to formalise the creation of a two-bedroomed dwelling ancillary to the existing four-bedroomed dwelling. Three off-street parking places are retained for the host dwelling, with two additional spaces for the annexe.

As this application is for annex accommodation only, it seems unlikely that the servicing and delivery arrangements will change, and the off-street parking is maintained at an acceptable level.

Highways DM has no wish to raise objection to this scheme but would need to re-assess the layout in detail should there be a future intention to separate the site into two entirely separate dwellings.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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