

Consultation Response from KC, Highways Development Management
2022/93971 adj, 320, New Hey Road, Oakes, Huddersfield, HD3 4GQ
Outline application for erection of residential development
Date Responded: 25/01/23 Responding Officer: CNB Responding Ref: K2-19NW/7
This application seeks outline approval to the erection of one detached dwelling on land within the curtilage of an existing dwelling accessed via a private drive from A640 New Hey Road, a 30mph two-way single carriageway primary distributor of approximately 14.7m width with advisory cycle lanes on both sides and a hatched central reserve. There are footways on both sides and street lighting present and the road hosts a high frequency bus route with stops within 225m of the proposal site. Outline planning permission was granted for the construction of a detached house on the site in previously, most recently in 2019 (application number 2019/91141) and these comments are based on the previous response as the proposals appear to be identical for highways purposes. The proposed access from New Hey Road currently serves 4 dwelling including 318,320,322 and 324 New Hey Road. This proposal will result in a total of 5 dwelling being served from an existing shared private driveway. The application form refers to a 3 bedroomed dwelling and drawing number 1895/02 rev C shows a detached dwelling with attached garage to the side and a single parking space on a proposed driveway to the front of the garage and this quantity of parking would conform to local guidance for a three-bed dwelling. If at reserved matters the proposals are increased to 4 beds, then an additional parking space would be required. Given the previous approval and that this proposal will result in only 5 dwelling being served by the existing private driveway Highways Development Management have no objection to these proposals and have no wish to resist the granting of planning permission. Suggested condition: 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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 Footnote: 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