

**Consultation Response from KC,
Highways Development Management****2022/94068 14, Lodge Farm Close, Thornhill, Dewsbury, WF12 0DG****Erection of dwelling****Date Responded: 14-2-2023****Responding Officer: Mark Berry****Responding Ref: 16-19NE-2**

This application seeks approval to the erection of a 5 bedroomed detached dwelling with integral double garage at 14, Lodge Farm Close, Thornhill, Dewsbury.

The application site is garden to the rear of 14, Lodge Farm Close. Access is from the existing access at the end of the existing turning head to Lodge Farm Close.

The site received outline approval for one dwelling in March 2020 - application no. 2019/93316.

The proposal provided ample off-street parking for both dwellings with internal vehicle turning. Bin storage is shown close to the site entrance.

Given the previous approval and that ample off-street parking is shown to be provided to both dwellings Highways Development Management have no objection to these proposals.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

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) regarding 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.