

**Consultation Response from KC,
Highways Development Management****2023/90256 Shaley Farm, Shaley, Sandy Gate, Scholes, Holmfirth, HD9 1RY****Demolition of existing building and erection of new dwelling to be used as a holiday let****Date Responded: 26/04/2023.****Responding Officer: D. Stainsby****Responding Ref: K12-4/13**

This application is for the demolition of an existing building and the erection of new dwelling to be used as a holiday let within an existing farm with an access on to Sandy Gate.

RECCOMENDATION

The Proposal is acceptable from the perspective of highways.

Sandy Gate is a 30mph two-way single carriageway rural access road of approximately 7.7m width with a footway opposite and street lighting present.

2 car parking spaces are proposed which meet the recommended parking standards for a two bedroomed dwelling.

The approved vehicle parking areas will need to 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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

The access and driveway remain as existing,

Although no waste collection proposals have been proposed, I would expect that it will be incorporated into the existing arrangements used for waste collection for the existing farm.

These proposals are therefore considered acceptable to Highways Development Management.