

Planning Reference 2023/92576

This application seeks approval to the demolition of outbuildings and erection of a detached dwelling with detached garage/store at land adjacent to 1, Long Moor Lane, Shelley, Huddersfield.

The highways consultation response dated 13th November concluded that whilst these proposals are considered acceptable this application provided insufficient information. Further details were required as follows:

- 1, Sight lines of 2.4 x site frontage should be shown from the proposed site entrance onto Brook House Lane. To be cleared of all obstructions to visibility exceeding 1 m in height.
- 2, A bin collection point should be provided to enable bins to be presented on collection day without either obstructing the highway or proposed driveway.

The applicants have provided acceptable revised plans and these proposals are now considered acceptable to Highways Development Management.

Conditions/footnotes

Access Sightlines to be provided.

Before development commences, the sightlines of 2.4m x the full site frontage along Brook House Lane as shown on WHP plan number 23-0038-11 shall be cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction. Reason: To ensure adequate visibility in the interests of highway safety.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the life-time of the development.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