

**Consultation Response from KC,
Highways Development Management****2023/93087 Land adj, Soothill Hall, 106-108, Oaks Road, Soothill, Batley, WF17 6LT****Erection of detached dwelling (within a Conservation Area)****Date Responded: 5-1-2024.****Responding Officer: Mark Berry.****Responding Ref: 15-8NW-17.**

This application seeks approval to the erection of a detached dwelling at land adjacent to Soothill Hall, 106-108, Oaks Road, Soothill, Batley.

The proposal is to build a detached 3 bedroomed house with attached double garage on land to the east of Soothill Hall.

Access is via an existing access onto Oaks Road.

Three off-street parking spaces are shown to be provided, two within the garage and one to the frontage of the proposed dwelling on the private driveway.

Space is shown to be provided to allow internal vehicle turning.

Given that sufficient off-street parking is shown to be provided and the proposals utilise an existing access 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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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.