

**Consultation Response from KC,  
Highways Development Management**

**2023/93097 Land adjacent to, 196 Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH**

**Erection of 5 dwellings (class C3) and ancillary office accommodation, formation of associated access, car parking and landscaping**

**Date Responded: 11-12-2023.**

**Responding Officer: Mark Berry.**

**Responding Ref: 15-6NE-20.**

The proposal is like the schemes approved in 2018 and 2021 by applications 2018/90146 and 2021/93549.

The proposed development consists of three one bedroomed supported living terraced bungalows and two one bedroomed supported living semi-detached bungalows.

Seven off-street parking spaces, including 3 disabled spaces are shown for the five dwellings.

In addition, a small office will be accommodated within the scheme, for use by staff visiting residents. This will be located at first floor level above the 3 terraced bungalows.

Access is taken from Park View, which is a short cul-de-sac serving a mews court and a small health centre. A 'no waiting at any time' restriction is in place on both sides of this road, with a permit holders' only scheme controlling parking within the mews court.

There are raised kerbs to the frontage of the proposed development to provide vehicle restraint at the top of the existing access. These kerbs will become redundant if the levels are raised to accommodate the proposed development.

Sight lines at the junction with Wakefield Road are good in both directions.

As this is like the previously approved schemes and that 7 parking spaces for 5 one-bedroom dwellings plus a small office is in accordance with recommended standards these proposals are considered acceptable from a highways point of view.

Highways Development Management would ask that the condition requiring a 2.0m wide footway and retaining structures to the Park View frontage included within the 2018 and 2021 permissions is repeated for this application.

Suggested conditions

### **2.0m wide footway and retaining structures**

Notwithstanding the details shown on the approved plan, the development shall not commence until a scheme detailing the provision of a 2.0m wide footway, site access and associated works, including retaining structures, to the Park View frontage of the development site, construction specification, surfacing, drainage and kerbing and associated highway works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained.

Reason: This is a pre-commencement condition. In the interests of highway safety

### **Areas to be surfaced and drained**

The development shall not be brought into use until all areas indicated to be used for parking on the submitted/listed plan(s) have been laid out with a hardened and drained surface in accordance with the

Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions and available for the use(s) specified on the submitted/listed plan(s) thereafter. Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking.

### **Collection of wastes**

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason In the interests of amenity and highway safety

#### **NOTE:**

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.

#### **NOTE:**

It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting the highway and any other retaining structures. Contact Highways Structures Section on Tel No. 01484 221000 who can advise further on this matter.