

This is an outline application for the erection of a detached dwelling with integral garage at Stoney Bank House, Stoney Bank Lane, Thongsbridge, Holmfirth.

Stoney Bank Lane is subject to a 30mph speed limit. The carriageway of Stoney Bank Lane extends between property boundaries and there are no footways or verges in the immediate vicinity of the site. The carriageway is approximately 5.8m wide at the proposed site access, however, the area that is practically available for driving is reduced along Stoney Bank Lane by the presence of boundary walls and telegraph poles which intrude into the carriageway.

This application is supported by a Sanderson Associates Technical Note which gives details of access visibility.

The Planning Drawing by Valley Properties shows a driveway leading to a parking/turning area to the front of the proposed dwelling together with a bin presentation point at the site access and sight lines onto Stoney Bank Lane.

These proposals are considered acceptable to Highways Development Management.

Suggested conditions.

#### **Access Sight lines**

Before development commences, the wall to the site frontage shall be reduced to a height not exceeding 0.6m above the level of the adjoining highway and the sightlines of 2.4m x 27m north and 2.4 x site frontage south as shown on Sandersons plan number 156273-001 shall be cleared of all other obstructions and 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 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

#### **Gates to be set back.**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back a minimum of 6m from the carriageway edge of Stoney Bank Lane and shall be hung as to only open inwards. So long as such gates or barriers are in position, they shall be retained to only open inwards.

**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.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway