

Sent: 22 October 2024 08:02

Subject: RE: 2024/62/90275/E Kirklees Council application number 2024/90275 at Land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU

Ideally the new house should have two off-street parking spaces, only one is shown.

Given parking is shown to the existing house which doesn't currently have any off-street parking the lack of one spaces wouldn't be enough for me to recommend refusal. On-balance the proposals are therefore acceptable.

Recommended conditions/footnote below

Regards

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Working Hours: Monday morning, Tuesday All day, Wednesday morning & Thursday morning

Existing access closed

No part of the development shall be brought into use until the existing access from Station Road has been permanently closed [and any redundant footway crossings removed and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

To avoid danger and inconvenience to highway users.

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(ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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.