

This application seeks approval to the erection of a detached dwelling with detached garage at land at Occupation Road, Off Birkby Road, Birkby, Huddersfield.

Planning permission was refused in 2020 for a similar proposal but not on highways grounds. Visual amenity and loss of privacy and overlooking were the reasons for refusal..

The site plan as proposed (plan number 21.1158(AL)01 rev A) shows the access from Birkby Road widened to 4.5m, 2.4 x 43m sight lines from the access onto Birkby Road, internal vehicle turning for a fire appliance and bin collection points at the site entrance.

A car parking area is proposed between the proposed dwelling and garage with space for 2 vehicles with internal vehicle turning.

These proposals are in accordance with recommended standards and Highways Development Management have therefore no objections to these proposals.

Suggested conditions

Access Sightlines to be provided.

Before development commences, the sightlines of 2.4m x 43m 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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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.