

**Consultation Response from KC,
Highways Development Management****2024/91330 adj, Crosspipes House, Penistone Road, Birds Edge, Huddersfield, HD8 8XW****Erection of bungalow with associated garden****Date Responded: 2-27-2024.****Responding Officer: Mark Berry.****Responding Ref: 12-45-19.**

The application site is located on the eastern side of A629 Penistone Road on land which is currently used for storage for a stage equipment company. The site is covered in hard standing with secure boundaries.

The proposals show a 2 bedroomed detached bungalow with large integral garage and a driveway with space for internal vehicle turning.

Access is via an existing shared access onto Penistone Road. Sight lines from this access onto Penistone Road are good in both directions.

Given that this proposal utilises an existing access, internal vehicle turning is to be provided with sufficient off-street parking Highways Development Management have no objection to these proposals.

Conditions

Areas to be surfaced and drained

Prior to the development being brought into use, the areas approved for parking 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 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) this shall be so retained, free of obstructions and available for parking thereafter.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for parking

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.

