

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

2024/92044 Fairleigh House, Penistone Road, Birds Edge, Huddersfield, HD8 8XW

Demolition of outbuildings to create dwelling forming annex accommodation associated with Fairleigh House, Penistone Road, Birds Edge, Huddersfield, HD8 8XW, erection of detached garage and erection of extensions and alterations to existing dwelling

Date Responded: 30/10/2024.

Responding Officer: D. Stainsby

Responding Ref: K12-38/24

RECOMMENDATION:

The proposals are acceptable from a Highways perspective

The proposal uses the existing vehicle access to the site and does not intensify the use of the site access.

Ample parking is provided, and internal turning is available to ensure vehicles can enter and leave the site in forward gear,

No information has been provided on waste collection. However, it is expected that this will remain the same as for the existing property.

In this instance, therefore, as the proposed development is ancillary to the main dwelling and not a separate independent building the proposal does not have any highway implications and are considered acceptable to Highways Development Management

Recommended Conditions

The approved vehicle parking areas will need to 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

Dwelling not to be a separate unit

The dwelling hereby permitted shall only be occupied in connection with and incidental to the occupation of the existing dwelling (Fairleigh House, Penistone Road) and shall at no time be severed and occupied as a separate, independent dwelling unit.

Reason: In the interest of highway safety