

**Consultation Response from KC,
Highways Development Management****2024/92112 74, Wakefield Road, Lepton, Huddersfield, HD8 0BL****Demolition of existing dwelling and erection of replacement dwelling****Date Responded: 16-9-2024.****Responding Officer: Mark Berry.****Responding Ref: 11-12SE-10.**

This application seeks approval to the demolition of an existing 3 bedroomed detached bungalow with a single detached garage and the erection of a replacement 5-bedroom detached house with attached double garage at 74, Wakefield Road, Lepton, Huddersfield.

The existing access which is shared with 78 Wakefield Road is to be retained and used as access for the proposed new dwelling.

The proposals include ample off-street parking with internal vehicle turning.

Given that this is a replacement dwelling which utilises an existing access and ample of-street parking is to be provided Highways Development Management has no objection to these proposals.

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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.