

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

2024/92910 Land Adjacent, 45, Coal Pit Lane, Lower Cumberworth, Huddersfield, HD8 8PL

Demolition of dwelling and barn and erection of two dwellings with associated external alterations

Date Responded: 11-3-2025.

Responding Officer: Mark Berry.

Responding Ref: 17-4-1.

This application seeks approval to the demolition of dwelling and barn and erection of two dwellings with associated external alterations at land adjacent, 45, Coal Pit Lane, Lower Cumberworth, Huddersfield.

This is a renewal of an unimplemented permission for identical proposals- application number 2017/91774.

The application site is located on the southern side of Coal Pit Lane approximately 45m west of the existing access to the Northern Event Structures Ltd site.

The proposals show 2 new 3 bedroomed dwellings on approximately the same footprint as the existing structures which are to be demolished. A new access is proposed onto Coal Pit Lane with electric gates set back from the highway. 2.4 x 70m sight lines are shown from the proposed access onto Coal Pit Lane in both directions.

Each of the 2 dwellings is shown to have 2 off-street parking spaces with space to allow internal vehicle turning and bin collection points are shown at the site access.

Given the previous permission Highways Development Management have no objection to these proposals.

Suggested conditions

Access Sightlines to be provided

Before development commences, the sightlines of 2.4m x 70m 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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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.