Consultation Response from KC, Highways Development Management
2025/91145 316, Middle Road, Earlsheaton, Dewsbury, WF12 8BT
Erection of extensions and alterations to 2 dwellings to form 9 flats and formation of parking area
Date Responded: 30-6-2025. Responding Officer: Mark Berry Responding Ref: 15-6SW-10.

Kirklees COUNCIL

This application seeks approval to the erection of extensions and alterations to 2 dwellings to create 9 flats and formation of parking area at 316, Middle Road, Earlsheaton, Dewsbury.

This is a re-submission of a planning permission which was granted in July 2019 (application number 2019/90443) for an identical proposal.

These proposals are identical to the previously approval proposals with 9 one and two bedroomed apartments proposed with 10 off-street parking spaces along the frontage of the site with access from Middle Road. A bin store is also shown to be provided.

Given the previous approval and that sufficient off-street parking is proposed Highways Development have no objection to these proposals.

The conditions and footnotes attached to the 2019 permission should be repeated as follows.

Conditions:

Unless otherwise agreed in writing, 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained. Reason: In the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP21 and LP22 of the Kirklees Local Plan.

No development shall take place until details of the siting, design, structural calculations and material to be used in the construction of retaining walls/ structures near or abutting highway have been approved in writing by the Highways Structures. Thereafter, the development shall not be brought into use until the approved works have been constructed. The said works shall be maintained thereafter. Reason: To ensure that any new retaining structures do not compromise the stability of the highway in accordance with Policy LP21 of the Kirklees Local Plan and the guidance contained within the National Planning Policy Framework.

Footnotes

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, Flint Street, Fartown, Huddersfield (Kirklees Street Care: 0800 7318765) 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.

(Structures): It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No. 01484-221000 who can advise further on this matter.

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