Consultation Response from KC, Highways Development Management
2025/92180 adj, 16a, Town Gate, Scholes, Cleckheaton, BD19 6ET
Demolition of existing garage and erection of single storey dwelling with front and rear dormers
Date Responded:27-10-2025. Responding Officer: Mark Berry. Responding Ref: 7-4NE-12.

This application seeks approval to the demolition of an existing garage and the erection of a single storey dwelling with front and rear dormers at land adjacent to 16a, Town Gate, Scholes, Cleckheaton.

The application site is located to the rear of 16a, Town Gate with access onto Salisbury Road.

One 2-bedroom detached dormer bungalow is proposed, with two off-street parking spaces to the frontage.

Access to the site will be via an existing driveway from Salisbury Road.

Given that this proposal utilises an existing access and sufficient off-street parking is proposed Highways Development Management have no objection to these proposals.

Suggested conditions

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permeable surfacing of front gardens **(parking areas)'** published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason In the interests of amenity and highway safety

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.