

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

2025/93126 The Coach & Horses, Eastgate, Honley, Holmfirth, HD9 6PA

**Demolition of rear block, erection of rear extensions and alterations to existing building to form
9.no apartments including associated works and alterations (within a Conservation Area)**

Date Responded: 3-12-2025.

Responding Officer: Mark Berry.

Responding Ref: 3-41-7.

This application seeks approval to the demolition of rear block, erection of rear extensions and alterations to existing building to form 9 apartments including associated works and alterations at The Coach & Horses, Eastgate, Honley, Holmfirth.

The proposed development comprises 9 one and two bedroomed flats.

The existing accesses onto Eastgate are to be retained IN and OUT along with the existing car park to the rear. The car park is shown to have 12 off-street parking spaces. The proposals include a bin collection area to the site frontage and a cycle store within the site.

Whist both accesses from the site onto Eastgate are sub-standard, it is considered that a residential development of just 9 apartments would generate less traffic than the former use as a public house and Highways Development Management have no object to these proposals.

Conditions/footnote

Ingress/Egress to be signed

Before the development is brought into use the ingress and egress shall be signed and lined 'IN' and 'Out' in accordance with details that have been approved in writing by the Local Planning Authority. The signs and lining approved shall thereafter be retained.

Reason: In the interests of highway safety and to achieve a satisfactory layout

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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