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| <b>Consultation Response from KC Highways</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |                               |
| <b>2019/91066 52, Heator Lane, Upper Cumberworth, Huddersfield, HD8 8XJ</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |                               |
| <b>Erection of garage outbuilding with mixed use as domestic garage/annex (ground floor) and B1 offices (first floor) with ancillary storage (Retrospective)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |                               |
| <b>Date Responded:09-05-2019</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Responding Officer:MB</b> | <b>Responding Ref:12-46-2</b> |
| <p>This is a retrospective application for the erection of a garage/outbuilding with mixed use as domestic garage/annex (ground floor) and B1 offices (first floor) with ancillary storage at 52, Heator Lane, Upper Cumberworth, Huddersfield.</p> <p>Planning permission was granted in March 2016 for the erection of a single storey detached garage with office, demolition of the existing building and the formation of a new access on this site – application number 2016/90090</p> <p>The garage and office has not been constructed to be in accordance with the approved plans.</p> <p>The ground floor is an existing garage able to accommodate two cars with the originally intended office area now used as a small annex/storage area and shower room.</p> <p>A loft/dormer has been constructed to the first floor which is used as a B1 office</p> <p>A Planning Statement by Noel Scanlon Consultancy Ltd is submitted in support of this application and provides advice which is summarized as follows:</p> <p>1,The applicant is Delivita Ltd, a limited company which is owned and directed by one of the landowner who lives in the main dwelling house at 52 Heator Lane.</p> <p>2,The company has expanded with the administrative side of the business operated substantially from a home office.</p> <p>3,The first floor of the building has come to be used by a further 2.5-3 employees, being an account manager, telephone operator and an admin/office manager.</p> <p>4,There are no walk-in visits from members of the public, no manufacturing of any kind and no showroom facilities.</p> <p>5,A large parking and turning area, allows vehicles to enter and leave Heator Lane in forward gear.</p> <p>6,It is submitted that the B1 business use element of the first floor of the building does not warrant the allocation of car parking spaces, particularly in this rural area where cars park on the road in any event. The current driveway allows parking for approximately eight vehicles in any event</p> <p>Neighbour representations have raised objections to these proposals which include on-street parking issues, parking blocking driveways and deliveries causing obstructions.</p> <p>At the time of a site visit by Highways Development Management (HDM) on 8<sup>th</sup> May at 14.15 there were 3 vehicles parked on-street to the site frontage, it was also noted that a neighbouring property had a no parking sign on the wall adjacent to their driveway.</p> <p>Within the site there was a small car parked on a grass verge adjacent to the driveway and two trailers parked</p> |                              |                               |

partly on the driveway and partly on grassed lawn.

The existing driveway is considered to be sufficient in size to allow access to the garage with parking to the front. It is not considered that the driveway is sufficient in size to provide independent parking for 8 vehicles.

HDM are concerned that this application provides no off-street parking facilities for either the staff or delivery vehicles associated with the B1 business use.

HDM would recommend that sufficient off-street parking is provided to accommodate the proposed B1 business use