

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

**2020/94402 22, East Street, Batley, WF17 5QU**

**Erection of single and two storey rear and single storey front extensions**

**Date Responded:04-03-  
2021**

**Responding Officer: Mark  
Berry**

**Responding Ref: 13-10SW-46**

This application seeks approval to the erection of single and two storey rear and single storey front extensions at 22, East Street, Batley.

The application site is located between Russell Close and Spring Gardens. There is pedestrian access to this property via a footpath linking Russell Close and Spring Gardens. There is no existing vehicular access or off-street parking to this property.

These proposals result in a 3 bedroomed house becoming a 4 bedroomed house. Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments, it is considered that new:  
 2-to-3-bedroom dwellings provide a minimum of two off-street parking spaces and  
 4+ bedroom dwellings provide three off-street spaces.

This proposal therefore results in a requirement for just one additional off-street parking space to meet the above recommended standards.

Whilst Highways Development Management (HDM) have concerns that this proposal does not include any additional parking provisions given that recommended standards would require just one additional space HDM would find it difficult to justify a refusal and these proposals are on-balance considered acceptable.

No specific highway conditions are required.