

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

2021/91046 Building on junction of, Beaumont Street/William Street, Huddersfield, HD1 6BG

Erection of single storey extension to side, new photo voltaic panels to roof, mezzanine to form first floor and alterations to front boundary wall

Date Responded: 24/06/21 Responding Officer: CNB Responding Ref: K5-8SE/16

This application is for the erection of a single story extension and alterations to an existing building fronting on to Beaumont Street, a 30mph two way single carriageway local access road of approximately 9m width with footways on both sides and street lighting present. There are a mixture of No Waiting at Any Time and pay and display parking TROs with some limited waiting on Great Northern Street just around the corner. The site is approximately 315m from bus stops on a high frequency route and approximately 650m from Huddersfield railway station.

The proposals are to use the building for B1 office use with a studio space (shown in drawing J21-007 as a fitness studio) and the application form states that there will be 5 full time staff, however the drawing suggests the site may cater for more than 5 staff with 7 desks and a training room shown on the drawing. No details of the exact use of the site were provided.

No parking was initially included with the application and although there appears to be off street parking adjacent to the site this is not included within the red line drawing or available to the proposal site. It should be noted that there are parking restrictions enforced by TRO on the surrounding streets and any parking spaces would also be in demand by other users, a situation that may be exacerbated at Christmas by shoppers visiting the adjacent retail park.

Additional information provided by the applicant suggests that there are two parking spaces available on the adjacent car park and the business currently operates with only a few all-day staff in the building with most of the other staff working in the field and only making short stops at the office and this operational process is expected to continue at the proposed site. This would suit the use of the restricted on-street parking around the site rather than a requirement for permanent off-street parking, however visits would be time limited or may incur a parking charge and will be reliant on spaces being available.

It should be noted that the site is just outside the town centre and is in a relatively sustainable location.

Due to this parking is not viewed as a concern.

A refuse store is marked on the 00 Site Plan – Proposed drawing to the south of the building with a gated access on to the junction of William St and Beaumont St and this is acceptable.

The existing wall around the open area to the south of the building is to be rebuilt to a height of 1.8m for security reasons. This should have no impact on the highway visibility at the junction of William St and Beaumont St as the wall is already existing and above 1m in height and therefore the existing visibility will not be made any worse. There are no record of any accident collisions at the junction and so we must assume that the highway is working safely and the existing wall is not causing any safety issues.

With this we consider the application to be acceptable on highways grounds.