

**Consultation Response from KC,
Highways Development Management**
2021/93983 775, Bradford Road, Batley, WF17 8NB
Change of use from garage to shop
**Date Responded: 6-12-
2021**
**Responding Officer: Mark
Berry**
Responding Ref: 13-7SW-8

This application seeks approval to the change of use from garage to shop at 775, Bradford Road, Batley.

The application site is located at the junction of Bradford Road and Oakhill Road.

The proposal is to change the use of an existing garage to the rear of 775 Bradford Road to a small shop. Access to the proposed shop would be from Oakhill Road.

The Oakhill Road carriageway width is relatively narrow with grass verges and footways to either side at its eastern end close to the junction with Bradford Road and laybys and footways for the remainder of its length up to Ealand Road. There is an existing takeaway along Oakhill Road located approximately opposite the application site.

At the time of a highways site visit on 17th November there were 10 cars parked along Oakhill Road between the proposed shop and 15 Oakhill Road at the top of the hill. This parking was within the layby to the frontage of house number 3 to 15 six vehicles and within the layby in front of 4a to 12 two vehicles and to the front of the proposed shop and the takeaway a further two vehicles. There was also damage to both sides of the grass verges that suggests parking also occurs at these locations.

The Highway Safety section confirm that complaints have been received about double parking at this junction and up Oakhill Road to such an extent that barriers have been provided to the rear of the verges to protect pedestrians. Highway Safety have also received complaints regarding on-street parking causing obstructions associated with the takeaway along Oakhill Road.

It is therefore considered that this proposal will result in an intensification of use leading to an increase in on-street parking at a location which is near the junction of Oakhill Road and Bradford Road leading to conditions prejudicial to highway safety and the safe operation of the junction. Highways Development Management recommend that this proposal is reused on highway safety grounds