

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

2021/94635 22, Oakroyd View, Birkenshaw, Huddersfield, BD11 2DW

Conversion of integral garage to play room and Installation of front window

Date Responded: 14-03-2022

Responding Officer: Mark Berry

Responding Ref: 8-10NW-9

This application seeks approval to the conversion of an integral garage to playroom and office and installation of front window and 22, Oakroyd View, Birkenshaw, Huddersfield.

Planning permission was granted in June 2018 for the demolition of existing buildings and erection of 30 dwellings with associated garages and parking at Oakroyd Hall, West Yorkshire Fire and Rescue Service Headquarters, Bradford Road, Birkenshaw - application number 2017/94129. Number 22 was plot 20 of this development a 4 bedroomed Sandringham house type. This plot is shown on the layout plan to have an integral garage and 2 off-street parking spaces on a driveway to the frontage.

In general 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 car parking spaces
- 4+ bedroom dwellings provide three off-street spaces.
- 1-2 bedroom apartments provide one space (3+ bed two spaces)

Given the above Highways Development Management would recommend that either the applicants demonstrate that the existing driveway can accommodate 3 off-street parking spaces or that an additional off-street parking space is provided to compensate for the loss of the integral garage.