

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

2022/91092 120, Priory Way, Mirfield, WF14 9EF

Erection of first floor extension over existing garage and alterations to convert garage to living accommodation

Date Responded: 19-4-2022

Responding Officer: Mark Berry

Responding Ref: 10-6NE-5

This application seeks approval to the erection of first floor extension over existing garage and alterations to convert garage to living accommodation at 120, Priory Way, Mirfield.

This proposal results in the loss of the existing garage parking space and increases the number of bedrooms from 3 to 4.

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 parking spaces
- 4+ bedroom dwellings provide three off-street spaces.

Whilst technically it could be argued that the additional bedroom results in a shortfall in off-street parking provisions, given the location on a relatively wide residential road it is considered that there is likely to be sufficient parking on-street available to cater for any shortfall.

Highways Development Management have therefore no objection to these proposals.