| |
|---|
| **Consultation Response from KC,<br>Highways Development Management** |
| **2022/91729 130, Luck Lane, Paddock, Huddersfield, HD1 4RA** |
| **Increase in roof and floor height of attached garage to form additional ground floor habitable accommodation, demolition of sun room and erection of two storey rear extension, with formation of extended basement with lightwell to front elevation** |
| **Date Responded: 14/10/22<br>Responding Officer: CNB<br>Responding Ref: K5-1NW/8** |

This application is for changes to garage and extensions to form additional accommodation at an existing dwelling fronting on to Luck Lane, a 30mph two way single carriageway residential link road of approximately 7.3m width with footways on both sides and street lighting present. There are School Keep Clear markings approximately 7m to the south of the site and a junction table at the same location.

The proposals are for alterations to increase the accommodation space within an existing dwelling which will increase the number of bedrooms from 4 to 5. This change is within the same level of Local guidance parking provision requirements and so no additional parking would be required.

The proposals are also to remove the integral garage to provide additional accommodation, however, it should be noted that the internal measurements of the garage are 2.7m x 4.25m (the depth reduced due to access stairs from the dwelling) which would be unsuitable for a parking space and so we do not consider that a parking space will be lost.

The existing driveway measures approximately 5.7m x 8m and is therefore suitable for two vehicles parking spaces. There is approximately 5.6m of frontage to the property along Luck Lane that could possibly be used as on-street parking for the third space, however this could not always be guaranteed to be available. There are no TRO parking restrictions on Luck Lane.

Drawing No 101 Rev A indicates a bin collection presentation point within the property at the rear of the adopted footway and this is acceptable.

With this we consider that, on balance due to the shortage of off-street parking, the application is acceptable on highways grounds.