

**Consultation Response from KC,  
Highways Development Management****2022/91751 28, Battye Street, Dewsbury, WF13 1PH****Change of use and alterations to retail units to form 3 flats****Date Responded: 15-8-2022****Responding Officer: Mark Berry****Responding Ref: 15-2NE-49**

This application seeks approval to the change of use and alterations to retail units to form 3 flats at 28, Battye Street, Dewsbury.

This proposal results in the creation of 3 one /two-bedroom flats, the closure of a retail unit and the retention of an existing retail unit. A small garden area is proposed to the site frontage enclosed by a new boundary wall.

Three parking spaces are shown to the rear of the site. These spaces are poorly laid out and not all the spaces are accessible.

Given the sustainable location and the closure of the existing retail unit Highways Development Management have no objection to these proposals in principle, however the proposed parking spaces are not shown to be independent accessible parking spaces and are not considered suitable for the proposed flats.

Can the applicants be asked to clarify their intention regarding parking? Any parking spaces to be allocated to the proposed flats should be unobstructed independent spaces.

The applicants show ownership of the forecourt fronting the property, but the Council have surfaced the footway up to the face of the building. As this area has been open to public use the public may have established rights over it and it is advisable therefore that the applicants apply for a stopping up order.