

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

2022/93128 2, Bayfield Close, Hade Edge, Holmfirth, HD9 2QX

Alterations to convert part of garage to extend living accommodation and erection of single storey rear extension to replace glazed conservatory

Date Responded: 19/10/2022

Responding Officer: David Stainsby

Responding Ref: K-3-43/4

This application is for alterations to convert part of garage to extend living accommodation and erection of single storey rear extension to replace glazed conservatory

RECOMMENDATION:

As submitted the proposals do not provide enough information for them to be acceptable to Highways and we would object to an application based on the details provided.

A revised layout showing the number and location of both the existing and the proposed parking spaces needs to be provided

I am assuming that the existing 3-bedroom property has two parking spaces, including the garage as this appears to be typical for the estate. However, no details of the existing parking provision have been provided.

The proposals show an additional bedroom being provided which would increase the size of the property to a 4-bedroom dwelling and a reduction in the size of the garage making it too small to accommodate a vehicle.

Going on my assumption that the existing property has 2 parking spaces, then the proposals will reduce this provision to only one parking space whilst increasing the size of the property from a 3-bedroom to a 4-bedroom

Local guidance suggests that for a 3-bedroom property a minimum of 2 parking spaces would be required, whilst for a 4-bedroom property a minimum of 3 parking spaces should be provided.

A revised layout showing the existing car parking spaces needs to be provided together with a proposed layout showing that 3 car parking spaces can be accommodated as part of the proposals.

On the information provided the proposals are not acceptable to Highways Development Management.