

**Consultation Response from KC,
Policy****2023/90491 Teas Me, 6, Albert Street, Lockwood, Huddersfield, HD1 3PR****Erection of extension to existing building for outdoor dining/smoking use****Date Responded: 01/08/23****Responding Officer: HR****Responding Ref:**

The applicant has submitted additional information in relation the application. This policy response relates solely to the Justification Statement in relation to Policy LP13. Any other comments made on Local Plan polices still apply.

The proposal is for an extension to an existing café in Lockwood adding additional dining space and a smoking area. The site is in a Priority Employment Area (PEA23) and flood zone EA flood zone 2 and 3 and SFRA flood zone 3a.

The previous policy response stated that the applicant needed to justify the scale of the extension and why the proposal can only be facilitated in that location to accord with policy LP13.

Teas Me is an existing business which utilises the heavy footfall from surrounding businesses and residential properties within the area and provides breakfast and lunch services both eat in and takeaway. The proposal seeks to improve the existing facilities including disabled toilets , provide car parking (disabled and electric car charging), whilst increasing its capacity to be able to accommodate families in the local area with its improved catering space.

Survey work carried out by the applicant suggests that the expansion will attract people that are in walking distance of the proposal. The improved facilities and parking would be advantageous providing benefits to the users. The extension will improve the aesthetics of the area and tidy up the car parking area to the west of the site.

The applicant has sufficiently justified the location for the proposed extension in accordance with LP13.