

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

**2023/90491 Teas Me, 6, Albert Street, Lockwood, Huddersfield, HD1 3PR**

**Erection of extension to existing building for outdoor dining/smoking use**

**Date Responded: 07/09/2023.**

**Responding Officer: D. Stainsby**

**Responding Ref: K6-9NW/11**

**RECOMMENDATION:**

As submitted the proposals do not provide enough information for them to be acceptable to Highways.

Clarification on the size of the existing café and proposed extension is required.

A revised car park layout is required.

Clarification on the size of the existing café and proposed extension is required.

The Application states that the internal gross area of the existing café is 77.7 sq. m. and this will be increased as a result of the proposed extension by 30.7 sq. m giving a total of 108.4 sq. m

However, Drawing No. HAD3462-05 shows that the floorspace of the existing café is 114 sq. m and the proposed extension is 102.5 sq. m giving a total area of 216 sq. m

The car park layout does not work as proposed.

To enable vehicles to access the parking spaces a central aisle width of a minimum of 6m is required.

The proposal shows an aisle width of only 4.3 metres which is too narrow to enable a vehicle to turn into or out of the car parking spaces.

As a result, the car park would need to be reconfigured to make it fit for purpose.

One of the rows of parking needs to be turned through 90 degrees to allow a suitable aisle width to be provided.

This will result in reducing the proposed parking numbers to approximately 9 usable car parking spaces.

This number would be acceptable if the proposed extension is for a total of 108.4 sq. m. as stated in the application form. However, if the proposed extension is for a total of 216 sq. m as shown on the submitted plans then the shortfall in the number of required parking spaces for this size of development could not be supported.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

A revised vehicular crossing may be required for the revised car park. If so, the changes to the access within the adopted highway fronting the property, to provide a dropped kerb, will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.