

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

2023/90831 63, West End Road, Golcar, Huddersfield, HD7 4JF

Demolition of existing garage and erection of two storey side extension, porch and replacement raised balcony to rear with alterations within a conservation area

Date Responded: 31/05/2023.

Responding Officer: D. Stainsby

Responding Ref: K2-3/3

This application is for the demolition of an existing garage and erection of two storey side extension, porch and replacement raised balcony to rear with alterations within a conservation area.

RECOMMENDATION:

No Objections subject to the off-street parking area, approved in application number 2022/93567 being constructed and brought into use prior to this development being commenced.

The existing 3 bedroomed dwelling is proposed to be converted into a proposed 4 bedroomed dwelling.

The existing property has provision for 2 off street parking spaces and the proposed extension will reduce the available parking on the site to 1 vehicle.

Normally Highways DM would not be able to support the reduction in parking provision as the Kirklees Highway Design Guide recommends that a 4+ bedroom dwelling provides a minimum of three off street parking spaces.

However, Planning Application Number 2022/93567 to provide an off-street parking area for 4 vehicles on land opposite the dwelling on West End Road was approved on 19th January 2023

As a result, Highways D M would have no objection to the proposal providing that the approved off-street parking area has been constructed and brought into use prior to this development commencing.

This should either be conditioned as part of this application or the red line boundary for this application should be extended to include the site of the proposed parking area.