

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

2023/92072 164, Lockwood Road, Lockwood, Huddersfield, HD1 3QR

Conversion of basement to form self contained apartment and refurbishment of existing dwelling with associated internal and external alterations

Date Responded: 21-8-2023.

Responding Officer: Mark Berry

Responding Ref: 6-6NE-24

This application seeks approval to the conversion of basement to form self-contained apartment and refurbishment of existing dwelling with associated internal and external alterations at 164, Lockwood Road, Lockwood, Huddersfield.

The basement is to become a self-contained apartment. A new and enlarged 'basement well' with new steps and a gated entrance provides a new access to the proposed apartment.

The property has no off-street parking provisions, and none are proposed.

Whilst Highways Development Management have concerns regarding the lack of off-street parking provisions given that this is for a one bed roomed apartment it would be difficult to justify a refusal on highway safety grounds and on-balance these proposals are considered acceptable.

The Highways Structures section have requested that a condition is attached to any permission requiring details of the design and construction of the new basement wall to facilitate the creation of a new access from Lockwood Road.

Structures Condition

Before the development commences, the proposed design and construction details for the new basement wall to facilitate the creation of a new access to the basement floor, adjacent to A616 Lockwood Road shall be submitted (via the submission of an AIP) and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Reason: To ensure that any new retaining structures do not compromise the stability of the highway