

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

2023/92216 53, Wakefield Road, Moldgreen, Huddersfield, HD5 9AB

Erection of three storey house of multiple occupation

Date Responded: 03/01/2024.

Responding Officer: D. Stainsby

Responding Ref: K5-10SW/4

RECOMMENDATION

No objection subject to the following condition

No Resident's Permit Parking. Before the development hereby permitted begins arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no residents of the development shall obtain a residents or landlord parking permit within the controlled permit parking area.

This application seeks approval for a proposed extension to form an additional 6 bedroomed HMO at 53 Wakefield Road, Aspley Huddersfield.

The proposed development site is located within the local centre of Aspley just outside of Huddersfield Town centre on the A629 Wakefield Road and the surrounding roads are controlled by Traffic Regulation Orders to prevent indiscriminate parking with limited waiting on the site frontage on Wakefield Road to allow customers of the adjacent businesses to park on street short term. In walking distance there is Pay and Display on street parking on Carr Pitt Road.

Car parking is provided to the rear for 6 cars and remains as existing.

It is considered that the site is located in a very sustainable location and the requirement for a high level of off-street parking is not necessary.

It is considered that car ownership and subsequently demand for parking from the proposed residential use of the development would be low, therefore the existing off-street parking spaces are considered sufficient.

In recent times, the Council have introduced a Permit Parking Policy, which clarifies eligibility for permits. Under the terms of the policy multiple occupancy premises would not be eligible for parking permits.

Taking into consideration the permit parking policy, I am satisfied that it is possible to control parking within the vicinity of the site. With this in mind I feel it would be difficult to substantiate a reason for refusal and therefore subject to appropriate conditions I would not wish to resist the granting of planning permission.

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