Consultation Response from KC, Highways Development Management
2023/93630 Batley Shopping Centre, Alfreds Way, Batley, WF17 5DR
Erection of detached 2 storey building to form 3 retail units on the ground floor with shisha lounge above
Date Responded: 12-2-2024. Responding Officer: Mark Berry. Responding Ref: 13-10SE-35.

This proposed development is an alternative to the previously approved Phase 3 scheme, 2020/93651 for the erection of a detached 2 storey building to form 3 retail units on the ground floor with shisha lounge above.

This application seeks to make better use of space.

Changes include:

1. Removal of the ramp to the north to make the ground floor level with the car park, which will lower the height of the overall build.
2. Infilling the space under the overhang/cantilever design on the first floor to enlarge each of the internal unit areas.
3. Enlargement of unit 3 to infill the gap to the west.
4. Ground floor windows and doors on the south elevation.
5. First floor window on the west elevation.
6. Removal of door on the east elevation.

It is anticipated that Phase 3 will create a total of 345sqm of commercial space over 2 floors. The existing consent is for 326.5sqm of floor space. Therefore, the additional amount equates to just 18.5sqm extra.

Given the relatively small increase in floor area and that the proposed servicing arrangements are unchanged Highways Development Management have no objection to these proposals.

The note attached to the 2020 permission should be repeated for this application.

NOTE: The authorisation of this permission does not give the legal right for visitors to park in areas that are not dedicated for customer parking.