

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

2024/90800 Prime Property Rentals, 115, Bradford Road, Fartown, Huddersfield, HD1 6DZ

Change of use from offices to takeaway and 2 additional dwellings, dormer windows to front and rear, new shop front, windows and associated works

Date Responded: 20-5-2024.

Responding Officer: Mark Berry.

Responding Ref: 5-8NW-7.

This application seeks approval to the change of use from offices to takeaway and 2 additional dwellings, dormer windows to front and rear, new shop front, windows, and associated works at Prime Property Rentals, 115, Bradford Road, Fartown, Huddersfield.

The proposals include a 2 bedroomed apartment with new light well in the basement, a takeaway with Severy, kitchen and storage to the ground floor and 3 bedroomed apartments to the first and second floors.

One off-street parking space is shown to the site frontage along with a flight of new steps which also contain the lightwell to the basement flat.

Given the sustainable location close to Huddersfield town centre and that these proposals introduce a further takeaway within an existing parade of shops, takeaways, a restaurant, and other retail premises Highways Development Management have no objection to these proposals in principle.

This application however provides insufficient information to allow a proper Highway assessment to be completed.

Further information is required as follows.

- 1, Highway Registry confirm that this section of Bradford Road is adopted to the back of the footway and that anything beyond this would be considered a private forecourt. Given that the light well is near the highway boundary the Highways Structures Section have requested that the applicants submit a fully detailed and dimensioned X-sectional drawing perpendicular to A652 Bradford Road to assess the impact of their proposals on the adjoining highway and whether a formal technical approval (via submission of an AIP) will be necessary.
- 2, The proposed parking space is accessed across the existing laybys along Bradford Road potentially between parked cars which can't be considered safe and should be omitted from the proposals.
- 3, The applicants should demonstrate that their proposals comply with the requirements of the waste strategy section comments attached.