

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

2024/91108 Land at 1-4, Old Engine Close, Mirfield, WF14 0JF

Erection of 4 residential garages to serve nos 1-4 with associated external works

Date Responded: 16-7-2024.

Responding Officer: Mark Berry.

Responding Ref: 10-7NE-3.

This application seeks approval to the erection of 4 residential garages to serve house numbers 1-4 Old Engine Close.

The proposed garages are shown to be located at the end of Old Engine Close on the opposite side of the road from house numbers 9 to 11.

An area is shown cross hatched in red on the plans to represent the parking to the front of house number 9 to 11. Scaling from the plans the minimum length of this parking area is 5.0m with at least 6.0m to the face of the proposed garages. It is therefore considered that whilst turning spaces is reduced for house numbers 9 to 11, turning and manoeuvre should still be possible.

Given that these proposals provide additional off-street parking facilities for the residents of Old Engine Close and sufficient internal vehicle turning spaces is shown to be retained for house numbers 9 to 11 on-balance Highways Development Management have no objection to these proposals.

Suggested condition,

Private Use Only

The development hereby approved shall be used by the owner / occupier of house numbers 1 to 4 Old Engine Close for their private use only and shall not be used for commercial purposes or sold or rented out separately.

Reason: In the interests of highway safety.