

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

2024/91876 108, Bradford Road, Fartown, Huddersfield, HD1 6JR

Change of use from Class E(a) to Class E(b), also retain existing external flue extraction and bin storage area to the rear

Date Responded: 24-9-2024.

Responding Officer: Mark Berry.

Responding Ref: 5-8NE-17.

This application seeks approval to the change of use from Class E(a) to Class E(b), also retain existing external flue extraction and bin storage area to the rear at 108, Bradford Road, Fartown, Huddersfield.

108 Bradford Road is a former public house located on the corner of Bradford Road and Hillhouse Lane.

Planning permission was granted in 2014 (application 2014/90133) for alterations and the erection of a single storey extension to the existing public house to form shops at the ground floor and 4 self-contained flats on the first floor. Consequently, the site currently comprises of 106 (Anmol Sweet Centre), the application site (Al-Karim Clothing and Beauty) to the ground floor, and 4 one bedroomed flats to the first floor.

This permission was granted subject to condition 8.

Condition 8: The ground floor shops hereby approved shall be used for Class A1 (retail) use only and for no other purpose within the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Part of the reason for this condition was to ensure that adequate parking provision is made for the development in the interests of highway safety.

The proposals show 11 off-street parking spaces to the rear of the site to be shared with the adjacent shop and the flats above all with access from Hillhouse Lane.

Given the reasonably sustainable location on Bradford Road, that there are waiting restriction to both sides of this section of Bradford Road, there is a bus stop to the site frontage and that 11 off-street parking spaces are shown on-balance Highways Development Management have no objection to these proposals.