

**Consultation Response from KC,
Highways Development Management****2024/92075 2 A, East Bath Street, Batley, WF17 5NP****Demolition of existing dwelling and erection of two detached dwellings****Date Responded: 11-20-2025.****Responding Officer: Mark Berry.****Responding Ref: 123-10SE-18.**

This application seeks approval to the demolition of an existing bungalow and erection of two detached dwellings at 2 A, East Bath Street, Batley.

The application site is the garden for 2A East Bath Street, a detached bungalow located in the Southwest corner of the site. The site is accessed via a private drive from East Bath Street which runs to the rear of a row of terraced dwellings.

Outline planning permission was granted for the erection of a detached dwelling on this site in May 2022 with the existing bungalow shown to be retained- application number 2021/93971.

The proposals show 2 plots, plot 1 is a 5 bedroomed detached house located close to the southern boundary of the site partially over the footprint of the existing bungalow, plot 2 is a four bedroomed detached house located towards the northwestern boundary approximately at the location of the plot approved by the 2021 permission.

Access is as existing via a shared private driveway from East Bath Street, Plot 1 is shown to have an attached garage with 2 off street parking spaces to the front and plot 2 is shown to have 2 off-street parking spaces. Internal vehicle turning is shown for a standard car in front of plot 1. One visitor parking space is also shown.

Highways Development Management have issues regarding this proposal as follows:

1, Plot 2 is a 4 bedroomed house with just 2 off-street parking spaces. The recommend parking standards for a 4 bedroomed house is 3 spaces.

2, Emergency access - buildings not fitted with Fire Mains

No information is provided to demonstrate that an emergency vehicle can enter, exit, and turn within the site.

Manual for streets advice is as follows:

there should be a minimum carriageway width of 3.7 m between kerbs.

there should be vehicle access for a pump appliance within 45 m of single-family houses.

a vehicle access route may be a road or other route; and

fire service vehicles should not have to reverse more than 20 m.

Plot 1 is over 45 metres from the access from East Bath Street and emergency vehicle access and turning should therefore be shown provided.