

**Consultation Response from KC,
Highways Development Management****2024/93474 35, St John's Rd, Birkby, Huddersfield, HD1 5DX****Change of use from vacant industrial unit to 21 flats / maisonettes including partial demolition and new build****Date Responded: 23/05/2025****Responding Officer: Ryan Kinder****Responding Ref: K5-8NW-23**

2024/93474 35 St Johns Road, Birkby.

RECOMMENDATION: Objection due to lack of off street parking (associated with the 3 bed units).**Development Overview:**

The site is located on St Johns Road in between Birkby and Huddersfield Town Centre, the site is located between the junctions of Beck Road and St Johns Crescent.

St Johns Road is subject to a mixture of on street parking restrictions, to the site frontage there is an existing bus stop keep clear marking and an existing provision of permit only parking for the existing residents in the vicinity of the site. On the opposite side of the site there is unrestricted on street parking. On site observations indicate that the unrestricted parking provision opposite the site is currently over subscribed, this lends itself towards there being little to no provision for on street parking in the vicinity of the site.

Reference plans/documents:

Proposed floor plans – ref 2327/03 dated 11.24.

Design and access statement – rev A dated December 2024.

Traffic impact:

No information is provided regarding the proposed traffic generated with the proposed use, therefore no assessment can be made for comparable sites.

Parking:

The proposal to accommodate 17 no 1 bed units and 4 no 3 bed units. No off street parking is provided for the development. Whilst it is acknowledged that the development is considered to be in a fairly sustainable location being close to Huddersfield Town Centre and generally no parking provision for 1 bed units would be accepted, there are concerns regarding the lack of off street parking for the proposed 3 bed units in particular given the existing on street parking situation on St Johns Road. The Council's SPD Highway design guide suggests that off street parking for 3 bed units should be at a ratio of 2 spaces per dwelling.

Highway Safety:

The Council's Highways safety team have confirmed that this development will not be eligible for permit parking provision, therefore there is no mitigation available for the lack of off street parking.

There are concerns regarding the lack of off street parking for the 3 bed units, HDM raise an objection with the proposal in its current form.