

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

2025/90729 Warwick House, 10, Smithies Moor Lane, Birstall, Batley, WF17 9AT

Prior notification from change of use from commercial/business/service to one dwelling

Date Responded: 20/05/2025

Responding Officer: D. Stainsby

Responding Ref: K13-2NW/1

The proposal is a prior notification from change of use from commercial/business/service to one dwelling at Warwick House, 10, Smithies Moor Lane, Birstall, Batley.

RECOMMENDATION:

The proposals are acceptable from a Highways perspective

The proposal is to convert the existing commercial premises and residential property into one three bedroomed dwelling.

A minimum of three off street parking spaces is included within the proposals which meets the Council's parking guidelines

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

It is proposed to use the existing vehicle accesses onto Smithies Moor Lane.

As a result, the proposals are acceptable in highway terms.

