Consultation Response from KC, Highways Development Management
2025/90756 Sir Robert Peel Inn, 14, High Street, Heckmondwike, WF16 0AR
Alterations to convert former public house to 6 flats
Date Responded: 4-6-2025. Responding Officer: Mark Berry. Responding Ref: 9-10SE-17.

This application seeks approval to the alterations to convert a former public house to 6 flats at Sir Robert Peel Inn, 14, High Street, Heckmondwike.

From the Design Statement "*The building is no longer commercially viable as a pub and has been empty for over twelve months. The proposal is to convert the building into six one bed self-contained flats. Alterations to the paved rear yard area would give five car spaces with an additional space to the front".*

Given the previous use, the sustainable location and that 6 off-street parking spaces are proposed Highways Development Management (HDM) have no objection to these proposals in principle.

HDM would however ask that the applicants provide vehicle swept paths that demonstrate that the proposed parking spaces to the rear are usable and provide details of any proposed retaining walls.

The road to the rear of the site which is access to 4 parking spaces is narrow (scaling from the plans provided 3.5m), the proposed parking spaces are the minimum 2.4 x 4.8m and turning movement will therefore be difficult and may not be practical. There is also a telegraph pole that will need to be re-sited which is not shown on the plans.

Indicative details of any retaining walls are need so that we can determine whether Highways Structures conditions are required.