

**Consultation Response from KC,
Highways Development Management****2025/90862 Land Adj, 26, Track Lane, Batley, WF17 7AA****Erection of detached dwelling****Date Responded: 27-5-2025.****Responding Officer: Mark Berry.****Responding Ref: 14-11SE-12.**

This application seeks approval to the erection of a detached dwelling at land adjacent to 26, Track Lane, Batley.

The application site is a plot of land on the northern side of Hyrst Gardens.

Planning permission was refused on this site in June 2023 (application 2023//90945) but not on highways grounds. The reason for refusal was the impact of the proposals on protected trees on the site.

The proposals show a 6 bedroomed, 3 storey detached dwelling with 3 off-street parking spaces to the frontage.

Given 3 off-street parking spaces are shown to be provided which is in accordance with recommended minimum standards for a new house with more than 4 bedrooms Highways Development Management have on-balance no objection to these proposals.

Suggested conditions

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason In the interests of amenity and highway safety

