Consultation Response from KC, Highways Development Management
2025/91266 41, Soothill Lane, Soothill, Batley, WF17 6NJ
Alterations to basement to form one flat, removal of garage to form parking space (within a Conservation Area)
Date Responded: 2-7-2025. Responding Officer: Mark Berry. Responding Ref: 13-14SW-22.

Kirklees COUNCIL

This application seeks approval to alterations to a basement to form a studio and the removal of a garage to form parking at 41, Soothill Lane, Soothill, Batley.

The application site is a four-storey 5/6 bedroomed house located within a row of terrace houses between Broomsdale Road and Clutton Street. Access to the front of the house is from Soothill Lane and access the rear of the house is from Clutton Street via a shared private drive.

The proposals include the demolition of an existing garage to provide additional off-street parking.

Whilst Highways Development Management (HDM) have concerns regarding the lack of off-street parking associated with a 5/6 bedroomed house, a studio flat will be a low traffic generator, and the removal of the garage should provide additional parking. On-balance HDM would therefore find it difficult to justify a refusal off these proposals.