

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

2025/91837 104, Gawthorpe Lane, Lepton, Huddersfield, HD5 0NZ

Change of use of dwelling to mixed-use to include residential (use class C3) and commercial storage (use class B8) in connection with a landscaping business

Date Responded: 27/08/2025

Responding Officer: D. Stainsby

Responding Ref: K11-13/3

RECOMMENDATION.

On balance the proposals are considered acceptable to Highways Development Management.

The application site is located at 104, Gawthorpe Lane, Lepton.

In terms of the landscaping business the Applicant states that there are up to 5 landscaping machines stored on-site at the rear of the property and three work vans and one trailer parked on the applicant's drives overnight.

This is on top of the Applicants own vehicles.

The property has two drives leading on to Gawthorpe Lane and space to accommodate all the vehicles and trailer on the site.

The proposal is unlikely to intensify the use of these accesses.

The application is acceptable to Highways D M. However, it appears that this would be the limit that this site could accommodate and any increase could lead to additional vehicles being parked on the highway

As a result, I would request that a condition is imposed restricting the number of vehicles to this limit to prevent any overspill on to the Highway.

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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