

**Consultation Response from KC,
Highways Development Management**
2025/92181 382, Huddersfield Road, Mirfield, WF14 9DL
Erection of extensions and raising of roof at front with front dormers
Date Responded: 19-11-2025.
Responding Officer: Mark Berry.
Responding Ref: 10-6SW-24.

This application seeks approval to the erection of extensions and raising of roof at front with front dormers at 382, Huddersfield Road, Mirfield

The Design and Access Statement prepared by Trend Architecture is summarised as follows.

"The existing building was previously used as a commercial shop and lastly as a workshop and the building has been derelict for over 20 years and therefore, not in use.

It is the applicant's intension to bring the former shop back to its original use. is proposed that the shop be extended to the rear by squaring it off, instead of the shop having an L-shape. This is proposed to create a shop with more space. In addition, it is proposed that a first floor be added with 2 front dormers to create storage space.

Access to the shop will be provided by the existing main entrance door at the front.

There will be space next to the proposed window and main entrance for the bin storage as to keep it close by for collection. Four 240L bins shall be provided to separate different waste streams the bins shall be for general waste, paper and carboard, food waste and glass, cans and plastic respectively".

Highways Development Management (HDM) comments.

1, The application site is located at the junction of Back Lane and A644 Huddersfield Road. Back Lane is severely sub-standard in that it is steep, narrow and meets Huddersfield Road at an acute angle. Sight lines from this junction onto Huddersfield Road are poor in both directions.

2, The proposals provide no off-street parking for staff, customers or service vehicles. Staff, customer and service vehicle parking is therefore likely to be on the main Huddersfield Road. On-street parking at this location is already likely to be at a premium given the other commercial uses opposite and at the junction and that nearby residential properties have no off-street parking.

3, The application provides no information regarding proposals for servicing of the proposed shop. Servicing is therefore likely to be from Huddersfield Road which is not considered to be in the best interests of highway safety.

4, The Councils Waste Strategy section have confirmed that the proposed bin location is not acceptable and that it is likely that two x 1,100ltr bins will be required, one for recyclable waste and one for residual waste. Minimum floor space be per bin; 1,575mm x 1,190mm

These cannot realistically be stored as shown next to the proposed window and main entrance and

are therefore likely to be stored on the highway which is unacceptable.

5, The existing building has been derelict for over 20 years and as therefore produced on-street parking demand or traffic generation. These proposals increase the size of the existing building and therefore its capacity to generate traffic and on-street parking.

Given that the site is located at the Back Lane/Huddersfield Road junction, which is severely sub-standard, the existing building has been derelict for over 20 years, these proposals increase the capacity, there are no off-street parking facilities for staff, customers or service vehicles, servicing will be from the main Huddersfield Road, and waste collection arrangements are unacceptable HDM have little option other than to recommend refusal of these proposals on highway safety grounds.