

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

2026/90312 Caravan at, Malvern Lodge, 10, Old Hall Road, Upper Batley, Batley, WF17 0AX

Erection of detached dwelling (within a Conservation Area)

Date Responded: 28 April 2026

Responding Officer: Sheila Henley

Responding Ref: 13-11/4

RECOMMENDATION – No objection subject to a condition

Plans Ref: 0611_OLD_102C Proposed Site / Block Layout; 0611_OLD_103B Proposed Floor Plan.

HDM notes the replacement of a static caravan by a two bedroomed detached dwelling within the grounds of Malvern Lodge, 10 Old Hall Road.

The proposal retains access from Old Hall Road an unadopted, single carriageway width, shared surface street as well as sharing the parking and turning area as well as bin storage with Malvern Lodge. The amount of parking would continue to be suitable with ample space to cater for Malvern Lodge and the proposed new dwelling on the proposed unit remaining ancillary to the main dwelling. Three parking spaces being the advised norm to serve four plus bedrooms from the Kirklees Highway Design Guide SPD.

The proposal does not raise significant issues for road safety or network functionality with movements expected to be like the existing caravan use. Accordingly, no objection is raised subject to a request for a planning condition for the proposed unit to be ancillary to the host dwelling:

The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Malvern Lodge, 10 Old Hall Road.