

Consultation Response from KC Highways Development Management

2026/90564 Briar Mead, Pinfold Lane, Mirfield, WF14 9JA

Demolition of existing garage and erection of replacement single storey extension with link to rear of existing dwelling

Date Responded: 14/04/26

Responding Officer: M Zenner

Responding Ref: 14-1SW/2

RECOMMENDATION: No objections on highways grounds to the proposals.

Development Overview:

It is the LHA's understanding that the proposals are for the demolition of the existing garage and the erection of a replacement single storey extension with a link to the rear of the existing dwelling. As a result of the proposals there would be an increase in the number of bedrooms at the property from three to four bedrooms.

Reference to Plans/Documents:

- Application form
- Location Plan – Dwg (EX)002
- Existing GA – Dwg (EX)001
- Proposed GA – Dwg (20)001
- Planning Statement
- Block Plan – Dwg (20)002

Policy: Local Plan Policies – LP5, LP19, LP20, LP21, LP22, LP23, LP24; Kirklees Highway Design Guide SPD

Parking:

The Kirklees Highway Design Guide states that it is considered that for 4 bedroom dwellings three off-street car parking spaces should be provided.

Whilst the proposals remove the garage parking, it is considered that the existing driveway provides at least three off-street car parking spaces.

Access:

There are no amendments to the existing access arrangements as a result of the proposals, access continues to be taken from a private road that connects at its northern end to Pinfold Lane.

PROW:

There is an existing Public Right Of Way MIR/98/10 at the northern end of the private access road which is unaffected by the proposals.

Conclusion: There are no objections to the proposals on highways grounds.