

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

2026/90840 9, Bow Street, Springwood, Huddersfield, HD1 4BJ

Change of use of dwelling to House of Multiple Occupation and internal works

Date Responded: 27/05/2026

Responding Officer: D. Stainsby

Responding Ref:K5-4SE/34

This application seeks approval for a change of use from dwelling to House of Multiple Occupation (HMO).

RECOMMENDATION

The proposals are acceptable from a Highways perspective.

The pedestrian and vehicle access will remain as existing directly off Bow Street.

The applicant has proposed secure cycle storage which is acceptable.

Parking is proposed for up to 5 vehicles however, the layout is impractical and incompatible with a large household of non-related occupants, with the majority of vehicles effectively blocked in by others.

In reality I wouldn't expect more than a couple of vehicles being able to use the drive.

A bin presentation point will be required close to the adopted highway that does not obstruct access or the adopted highway, and this may impact on the proposed parking provision further.

Bow street is restricted to permit parking Mon-Sat 8am-6pm

If the property is to become an HMO, then residents would not be eligible to apply for permits to park on Bow Street or surrounding streets where there is permit parking in line with the Council's current policy which states "Any premises which become multiple residential occupancy after the implementation date of the relevant Traffic regulation Order (TRO No 4 1992 - dated 03/12/1992) controlling the scheme, within which it is located, will not be considered for the allocation of permits.

Notwithstanding the above comments, however, vehicle ownership tends to be low amongst resident of HMO's and the site is located close to Huddersfield town centre and is in a sustainable location where on street parking is restricted

As a result, it would be difficult to raise an objection on road safety grounds and Highways D, M, would not object to the proposals.