

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

2026/90929 adj, 60, Cowrakes Road, Oakes, Huddersfield, HD3 3ST

Demolition of existing garages and erection of leisure annex with associated external alterations

Date Responded: 11 May 2026

Responding Officer: Sheila Henley

Responding Ref: 2-13SE/10

No objection

Plan ref: 2968_(100)03 rev A Proposed Site / Block Layout

The existing access is retained from the unadopted unmade lane shared with neighbours from Cowrakes Road. Whilst this is narrow by current standards and benefit from resurfacing, weight is given, and accepted previously under planning approval 2020/91084, that the demolition of the existing six garages represents a de-intensification. Additionally, the usage is of long standing and would be like the outline consent for one dwelling even if there is occasional use of the leisure annex for overnight accommodation.

The proposed area of hard surfacing is of adequate size to allow for parking and turning with two car parking spaces to be provided. These elements are sufficient. The amount of parking would meet advice set out in the Kirklees Highway Design Guide SPD too and be in line with policy LP22 with there being space for flexible arrangements, including visitor parking space. The hardstanding should be of a permeable surface material.

The proposal does not raise significant issues for public / road safety or network functionality to meet policy LP21.

Accordingly, no objection is raised.