

Consultation Response from KC, Highways Development Management
2026/91349 23, High Street, Scapegoat Hill, Huddersfield, HD7 4NJ
Alterations to convert offices to 2 flats
Date Responded: 25 June 2026 Responding Officer: Sheila Henley Responding Ref: 2-4/19

Recommendation: No objection.

Plan ref: 25HS_P02 _ Proposed.

The proposal for conversion of offices to two flats of one bedroom and another of two bedrooms.

Access is retained from the High Street with no on-site car parking available.

On-street car parking demands are likely to be less than existing office which employed up to nine people. Up to three spaces typical of the residential properties on following the advice in the Kirklees Highway Design Guide SPD of one space for the intended one bedrooomed unit and two spaces for the two bedrooomed unit. The parking for the adjacent dwellings and upper floor flat are to be retained, and where on-street parking is available it is provided on a first come first served basis with no right to park outside a specific property.

No cycle parking is indicated. The yards provide an option for an enclosed and secure storage for each unit if access is available. There appears to be a right of way, but this may not be available on a regular basis given it is for maintenance purposes and there would need to pass through the adjacent property as well as passage through the existing yard to reach proposed second yard.

Bin storage is shown within the 2m curtilage in advance of the building line which is acceptable from the highway perspective since this area falls outside of the extent of the public road, assuming clearance of any retained or new meters and the post box. Yet, there could be negative impact on the streetscene. Additionally, it may be prudent for the LPA to consult the Waste Collection Service to confirm that the provision and location are acceptable.

The proposal does not raise significant issues for road safety or network functionality to meet policy LP21. Movements associated with the proposed residential use are likely to be less that for the office of nine people albeit patterns of movements may become less peaky at start and end of a traditional weekday and greater weekend use.

Accordingly, no objection is raised.