

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Consultation Response from KC, Highways Development Management
2026/91821 975, Leeds Road, Deighton, Huddersfield, HD2 1UP
Change of use from dwelling (Use Class C3) to residential care home (Use Class C2)
Date Responded: 6 August 2026
Responding Officer: Sheila Henley
Responding Ref: 4-11NE/2

Recommendation – No Objection.

Plan ref: 600-706 Existing and Proposed Plans

The proposed conversion of a 4-6 bedroomed dwelling to 7-bedroomed residential care facility is to retain access from Leeds Road together with hardstanding for parking, turning, bin, and cycle storage. There are to be two staff on shifts patterns and regular support staff as visitors.

The proposal site offers opportunities for sustainable travel being within 400m of bus stops with frequent Monday to Saturday bus services.

The cycle store would support policy LP20, Active Travel objectives and mode choice. Yet, it is small and likely to be suitable for one bicycle to meet the desired requirements in the KHDG SPD, although preference is for a minimum of two spaces to provide an option for residents and staff. Electric bicycles should be considered too.

An electric vehicle charging point should be installed to help with sustainability and lowering emissions in line with policies LP20 and LP24.

The site benefits from two access points from Leeds Road allowing for an informal in and out arrangement. These would remain suitable to serve the proposal.

The amount of hardstanding is sufficient to accommodate several cars, including the four specified within the submission. This amount is enough to serve the proposal exceeding the advised minimum amounts typical of C2 use classes of one space per six bedrooms (two spaces), and one space per three staff (one space) to total three spaces for this circumstance. Additionally, the numbers would remain equivalent to the existing provision and exceeding the advice for C3 residential dwellings under the Kirklees Highway Design Guide SPD of three spaces for four plus bedroomed units. The space for parking would offer flexibility to support policy LP22 for the shift changes and regular visits.

There would remain space too for emergency vehicle access and parking.

Cycle parking and evcp's as above. There is scope to for motor cycle parking too.

Bin storage would be adequate for kerbside collection to continue.

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

Accordingly, it is acceptable in highway terms for no objection to be raised.