

Consultation Response from KC, Highways Development Management
2026/92152 Barn north of, Stalley Royd Farm, Stalley Royd Lane, Jackson Bridge, Holmfirth, HD9 7HX
Conversion of barn to dwelling and associated alterations (Listed Building Curtilage)
Date Responded: 9 September 2026 Responding Officer: Sheila Henley Responding Ref: 12-13/30

Recommendation: No Objection.

Plan ref: 07a - Proposed block plan

The site will be reliant on private motorised travel recording a very low score overall from the DfT's Connectivity Tool.

Cycle parking could be provided within the garage to support policies LP20 and LP22, Active Travel objectives and mode choice. The garage could accommodate one space per dwelling as desired under the Kirklees Highway Design Guide SPD or one per bedroom under the later guidance in LTN1/20.

An electric vehicle charging point is to be installed to meet building regulations and to support sustainable travel and the lowering of emissions under policies LP20 and LP24.

The existing access from Stalley Royd Lane is to be retained to north of the existing building. Its layout is adequate and previously accepted, such as for the last planning approval 2018/94180.

Within the site there are areas of hardstanding for parking and turning as well as garaging which are of adequate dimensions to accommodate at least three car parking spaces which is above the minimum recommended in the KHDG SPD for a three bedroomed house of two spaces. Parking would be retained for the existing units. There would be flexibility to meet policy LP22 with space for visitors too.

There is space for bin storage for kerbside collection.

A fire and rescue appliance would be able to reach the intended dwelling Stalley Royd Lane.

The proposal is unlikely to give rise to severe adverse impacts for capacity, congestion and cumulative impacts on the transport network, or an unacceptable impact on highway safety during to meet policy LP21. The usage is expected to be similar to the extant use albeit with differing pattern of activity.

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