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# PLANNING STATEMENT

# CHANGE OF USE FROM BEAUTY CLINIC (CLASS D1) TO PROFESSIONAL SERVICES OFFICE (CLASS A2)

# AT

# 1 ABBEY ROAD

# SHEPLEY

# HUDDERSFIELD

# HD8 8EP

**FEBRUARY 2018**

*CLIENT:*

## Summary of proposed development

The proposed scheme consists of the conversion of a beauty clinic at Abbey Road, Shepley to an office for Robertson Baxter Ltd - for full details of business see www.robertsonbaxter.com.

The current business (beauty clinic) was granted a change of use in 2008 from an office (2008/62/91170/E3). This application seeks to return the property to its former authorised use so as to enable a relocation of the applicant business.

## National and local planning policies

**National planning policy** is provided by the National Planning Policy Framework (NPPF). The NPPF stresses that the economic impact of any proposed development must carry considerable weight. In section 1 of the NPPF "Building a strong competitive economy", paragraph 19 states that –

*"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system".*

Furthermore, at paragraph 21 the NPPF states that –

*"Investment in business should not be over-burdened by the combined requirements of planning policy expectations…".*

It is therefore clear that significant weight should be attached to the economic benefits that would accrue from the proposed development.

It is contended that a Sequential Test is not required under Section 1 of the NPPF as the proposed development is located in a rural area and therefore represents a small-scale rural office as per para 25.

**Local planning policy** is contained within the Kirklees Unitary Development Plan [UDP] (adopted 1999 - saved policies 2007). The emerging Local plan is currently at Examination in Public stage and so policies contained within the draft only carry limited weight for decision-making at the current time.

As the property in question is on land identified in the UDP as land without notation, the main policy for assessment purposes is policy D2 which states that -

PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

. i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;

. ii THE AVOIDANCE OF OVER-DEVELOPMENT;

. iii THE CONSERVATION OF ENERGY;

. iv HIGHWAY SAFETY;

. v RESIDENTIAL AMENITY;

. vi VISUAL AMENITY;

. vii THE CHARACTER OF THE SURROUNDINGS;

. viii WILDLIFE INTERESTS; AND

. ix THE EFFICIENT OPERATION OF EXISTING AND PLANNED INFRASTRUCTURE.

Also of relevance are highway safety and car parking policies T10 and T19, although these may be considered under iv above.

In terms of D2, the proposed development will not prejudice the Plan (part i). As there will be no additional buildings or extensions, there will be no over-development (part ii) and similarly there will be no adverse impact on visual amenity or the character of the surroundings which will remain the same in respect of appearance.

As the proposed use will be an office use, with a limited number of customers and fairly restricted opening hours, there will be no significant impact on the residential amenity of neighbouring residential properties (part v), particularly as the building is detached.

With regard to highway safety, the site already has an access onto Abbey Road. The proposed scheme provides for car parking spaces and it is held there will be very little net intensification of vehicular use created by the proposed scheme.

## Conculsion

The proposed scheme represents an opportunity for a well-established and successful business to be sustainable moving forward. The company needs to stay in the existing area due to its customer base.

A change of use of this property back to its previous use will not have an adverse impact on the local area and will not have a significant impact on residential amenity, highway safety, nor the character and visual amenity of the wider area. Subject to necessary and reasonable conditions, the proposed scheme is therefore capable of being approved.