
Design & Access Statement

Proposal:

Application for Planning Permission -

Retrospective Application for the Change of Use
of Part A1 Use Class Area into A3 Use Class

Address:

Lala's Restaurant
351A Bradford Road
Batley, West Yorkshire, WF17 5PQ



Submitted on Behalf of -

Lala's Batley Limited (The Applicant)

Jan 2019

Introduction

This statement has been prepared to accompany the Retrospective Application for Planning Permission for the as-built internal works as carried-out.

The proposal consists of seeking planning consent for the change of use of part A1 use class area into A3 use class. The internal area that has been converted and separated from the A1 use class retail/warehouse unit and is used in conjunction with the existing restaurant premises trading as Lala's Restaurant.

The building footprint is as existing with no additional area added to the site. The location is as outlined in red on The Site Location Plan (drawing referenced EX-01) and is accessed off Bradford Road, Batley.

Pedestrian and vehicular access to the site is gained via Bradford Road that is to remain unchanged.

The application site as previously mentioned is trading as Lala's Restaurant and the alterations carried out were to improve the back of house facilities as well as to provide storage and a separate wash/preparation area linked to the existing kitchen area.

The principle of the change of use is considered as being acceptable due to the location and to facilitate an existing business to improve its set-up and services.

The scheme as built represents an efficient use of an internal area and was considered as being suitable by the applicant to improve the existing business.

Private parking for customers as well as bin storage area is allocated on site that is to remain as existing.

This statement should be read in conjunction with the application plans referenced:

EX-01 – Site Location, Existing Block & Ground Floor Plan

PL-01 – Proposed Ground Floor Plan

The proposal is subject to obtaining planning permission from The Local Authority and this application has been prepared and submitted on behalf of the applicant.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

Assessment: Site Location

As mentioned the site is located off the A652 Bradford Road, Batley - heading in the south direction leads you to the centre of Dewsbury and to the north there are links to the surrounding areas as well as the M621/M62 motorway(s).

The subject site is occupied and is immediately surrounded by other different use class businesses generally accessed off Bradford Road, Batley. As well as businesses, there are residential dwellings located to the rear of the application site.

The extent of site ownership is as outlined in red on the site location plan with the blue line indicating other land owned by the applicant (refer to drawing ref. EX-01).

There are existing bus routes including public transport station(s) close by allowing full access to the surrounding areas.

Involvement/Previous History

To our understanding no previous planning application has been submitted in connection to the change of use alterations as carried out. However having reviewed the planning history for this site, there have been a number of applications that have been determined relating to other proposals.

Evaluation & Opportunities

The original scheme was conceived from the brief provided by the applicant that was reviewed during our consultation. The primary aim of the applicant is to gain the change of use planning consent for the as built internal works carried out.

The opportunity provided by the proposal provides qualitative improvements to the area and land of concern which was previously considered as providing a negative impact due to it being unused.

The scheme as built makes appropriate use of the internal area and was considered suitable which will provide continuous use ensuring future maintenance and preservation of the site as a whole.

The works carried out provided opportunity for the local trade(s)/businesses and generally supported the economy as a whole.

Design Proposal

The following points were been considered:

- The site comprises of an area which is suitable for the works.
- The existing setting and character of the surrounding area was carefully considered and the change of use in our opinion will not over empower and/or have an adverse effect to the area.
- On-site parking arrangement available for vehicles – as existing.
- No additional movement in terms of general traffic generated due to the change of use.
- Emergency vehicles and refuge collection to remain as existing.

Layout & Scale of Proposal

Refer to application plans for further information.

Access

To remain as existing off Bradford Road, Batley.

Site Character & Surrounding Area

The site to our understanding is planning use class A1 for the retail/warehouse element and A3 for the restaurant with other commercial mixed-use businesses and residential areas surrounding the site.

The built-environment is of various mixed materials – brickwork, natural coursed stone, metal cladding and render.

Access to the site as previously mentioned is off Bradford Road that is as existing.

The change of use due to it being an internal modification will not affect the surroundings in terms of height and massing as they are unchanged preserving the street scene.

Movement and Circulation

The proposed movement will not increase due to the change of use based upon the restaurant trading area being the same footprint.

Appearance

The general form and layout of the site is as indicated on the application drawings.

Conclusion

The general approach taken has been practical based upon the assessments and taking into account the issues raised through consultation and related guidance.

Its design in terms of general features and materials are considered as being not applicable due to the existing built form being retained.

The change of use due to its location does not disturb the general character of the area as a whole.

The existing character and appearance of the surrounding properties have been taken into account therefore on the basis of the information provided – grant of planning permission is justified.

Finally, if any additional improvement measures are considered as being necessary by The Local Planning Authority – they can be incorporated to the scheme to suit.