

About the application

Application number: 2019/90254	
What is the application for?:	Notification for prior approval for change of use from shops (A1/A2) to restaura
Address of the site or building:	734, Bradford Road, Birkenshaw, BD11 2AE
Postcode:	WF17 8DW

User comments

Type of comment: An objection
<p>We strongly object to this change of use planning application submitted to Kirklees Council on the following grounds:</p> <ol style="list-style-type: none">1. The applicant has stated; “WASTE WILL BE CONTAINED AT THE REAR OF THE BUILDING IN SUITABLE CONTAINERS” The applicant has NO right to store waste to the rear of the premises, NOR does the applicant have the right to store commercial waste to the alleyway, adjacent to the application address, 734 Bradford Road. This land is owned by a third party.2. The applicant has only provided a drawing of the ground floor proposal. The applicant has stated; “THE FLOOR SPACE I WOULD LIKE TO CONVERT IS APPROX 72.3M SQUARE METRES” The ground floor is approximately 40 square meters. The total floor area of the ground floor and first floor is close to 72 square meters. A proposed plan of the first floor has not been submitted. We question if the proposed development includes changes to the first floor.3. Residential accommodation exists to the side and rear of the property. The proposed change of use to a café including the sale of alcohol would no doubt mean an increase in noise levels, having a detrimental effect on the residential properties.4. Limited on street parking is available to the front on Bradford Road. The area is very busy and the proposed development would no doubt see an increase in parking to the area. This would be detrimental to the area in terms of safety and current residents.