

Khawaja Planning Services

264 Apperley Road, Apperley Bridge, Bradford, BD10 0PX
Telephone/Fax: 01274 618780 Mobile: 07956 184960

DESIGN & ACCESS STATEMENT FOR PLANNING APPLICATION AT 3-5 ST. JAMES STREET, BATLEY, WF17 5SA

INTRODUCTION:

The property at 3-5 St. James street is currently an operational restaurant on the ground floor and a disused restaurant on the first floor. This large detached property sits in a prominent location just off Bradford Road and adjacent to the local bus station.

BACKGROUND:

The property was originally constructed from brick with a rendered finish. The property has natural slates to the roof as have the majority of the properties in the surrounding area. The property is in a mixed-use area. The surrounding properties area a mixture of supermarkets, houses, shops and offices.

PROPOSAL:

It was proposed by our client to convert the vacant restaurant into three self-contained apartments. All three apartments will have their own entrances. There will be two one-bedroom apartments and one two-bedroom apartment. No external changes will be required for this development.

ACCESS:

The property has several entrances that do not allow level access. This will remain unaffected by this development.

PARKING:

The site has no off-street parking available. However, it is located adjacent to a large supermarket where ample parking is available. Furthermore, the property is located within one hundred meters of the local bus station.

SUMMARY:

Every effort has been made in this proposal to meet the planning policies of the council. It is of up most importance for developments to match and complement the host property and the wider properties in the surrounding area.