PLANNING STATEMENT
Incorporating
HERITAGE STATEMENT.

Proposed Alteration and Conversion of Dwellinghouse to House in Multiple Occupation
at
132 Trinity Street, Huddersfield HD1 4DT.

1.0 INTRODUCTION.

1.1 The application seeks full planning permission and listed building consent.

1.2 The application comprises the following :-

- Application form with certificates
- This Statement
- Drawings 2018049(0-) 01, 02 and 03 prepared by C49 Architecture.

2.0 THE PROPOSALS.

2.1 The proposal is for the existing dwellinghouse to be converted to a house in multiple occupation with communal kitchen, living, dining and bathroom facilities.

2.2 External physical work comprises the formation of a window opening in the left hand front bay at semi-basement level to give light into the proposed living, dining and kitchen area.

2.3 The work will be carried out such that the details match those on the righthand side basement bay. A new rendered wall will retain the front lawn.

3.0 ASSESSMENT.

3.1 The property is one half of a pair of semi-detached properties which form part of 128-134 (odd) Trinity Street which is Grade 2 listed (list entry 1267589).

3.2 Internal walling will remain as existing and it is not considered that the fitting out of the rooms will have any material impact on the character of the listed building.

3.3 The works to create the window opening at semi-basement level will be carried out with materials to match the existing and as such are considered to be entirely appropriate. The opening up will in fact give a symmetry to the front elevation.

3.4 It is not considered that there will be any adverse highway implications raised by the proposals – on-site parking is available as well as visitor and resident permits for on-street parking (2 permits are currently used).

3.5 Notwithstanding the above availability, given the location on a major bus route proximity to the town centre and the nature of the accommodation it is not anticipated that many tenants will own cars.

Malcolm Sizer

Malcolm Sizer Planning Ltd.
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