

About the application

Application number: 2020/91989	
What is the application for?:	Erection of single storey extension with canopy and security roller shutters (wi
Address of the site or building:	98A, Halifax Old Road, Birkby, Huddersfield, HD2 2RP
Postcode:	HD2 2UD

User comments

Type of comment: A general comment

Erection of single storey extension with canopy and security roller shutters (within a Conservation Area), 98a Halifax Old Road, Birkby.

2020/91989

Comments made on behalf of Huddersfield Civic Society.

The society has some concerns regarding this application although it considers it an improvement when compared to the scruffy and poorly designed frontages of many premises within the main shopping area just 200 metres away.

The property appears to be in good condition, albeit the shop units are nondescript, and vehicles parked on the large corner paving area present an ugly view, especially against the backdrop of the imposing mosque conversion opposite.

The applicant is proposing something that appears of higher quality than other shop fronts in the vicinity. The large paving area here currently used for parking would be replaced by semi-outdoor shopping under a fixed structure. There are no awnings currently on any of the nearby premises on Halifax Old Road and this would, obviously, set a precedent.

However, some aspects of the proposal would appear acceptable in this instance. The willingness to invest in improvements may encourage new life and improvements along Halifax Old Road, complementing the excellent mosque building. And a restart to better use of outdoor shopping space could help encourage social distancing in a new Covid world.

The main concern relates to the use of roller shutters which are both aesthetically and, in a predominantly residential area, an unwelcoming feature. This issue should be addressed and suitable amendments made.

There is a further issue that requires addressing: car parking. Although this part of Halifax Old Road is not as heavily congested (mosque activity times apart) as is the current centre of Birkby, it is fairly congested with this application aiming to increase trade whilst removing existing car parking spaces, albeit spaces accessed by crossing the current pavement at the road junction! The Council needs a parking strategy for local centres such as Birkby to tackle increasing congestion and safety issues.

It is suggested that Birkby would benefit from a Conservation Area Assessment in order to tackle the issues outlined and encourage improvements, which this proposal, though flawed, is attempting to implement.