

PLANNING STATEMENT

FOR

MARTIN WALSH

PROPOSED CHANGE OF USE FROM C3 TO A2

AT

30 LEEDS ROAD, DEWSBURY, WF12 7BG

REF: K21/666

DATE: MARCH 2021

1.0 DESIGN CONSIDERATIONS – THE PROCESS

1.1 ASSESSMENT

1.1.1 Physical Context

30 Leeds Road is a two storey stone office building with a rendered south elevation.

It has a tarmac car park approximately 385m².

It has a footprint of approximately 59.4m². The whole site is approximately 445m².

The nearest buildings to 30 Leeds Road are terraced and semi-detached residential dwellings. There is also a school, a solicitors and a sauna in the vicinity of the site.

The site is located on Leeds Road between Woodville Road and Highgate Road.

The site is located on the edge of Dewsbury city centre.

The site does not lie in a conservation area and there are no buildings of particular architectural or historic merit.

Access to 30 Leeds Road is from Leeds road on the south west boundary.

The building is split into two floors.

The ground floor consists of an entrance area, under stair store, 2 toilets, a kitchen and an office.

The first floor consists of 2 offices and a store cupboard.

1.1.2 Social Assessment

The proposed change of use to the site will provide offices.

The site is currently vacant. As a result the site is open to possible vandals and fly tipping. Occupying the site will increase security and act as a deterrent to would be fly tippers and vandals.

MWA feel that the proposed development will have no additional impact on the local services. All vehicles will enter and leave the site in a forward motion due to the turning space being provided within the site.

1.1.3 Economic Assessment

The property has been TO LET for over 5 years and in that time it has not been rented out.

The proposed change of use involves the re-use of an existing vacant site.

1.2 INVOLVEMENT

Community Involvement Notices were not issued to neighbouring businesses and houses (16 in total) because no negative type responses were recorded in 2009 or 2014. Residents were just pleased that the building was being used and not left vacant.

1.3 EVALUATION

People are positive and glad to see the site being reused.
Prior to 2009 the building was used as offices for a significant amount of years. It became a Salt Cave & therapy centre in 2009 and then a dwellinghouse in 2014.

2.0 DESIGN OF THE SCHEME

2.1 PROPOSED USE

The site is currently CE use having been D1 use prior and A2 use before that for a significant time.

Martin Walsh the landlord is hoping to rent the property at 30 Leeds Road, Dewsbury and believes this is a solution to help a local community artist to have a studio and office space.

It is MWA's proposal to change the use of 30 Leeds Road from C3 to A2 in order to make use of what is currently a vacant site and add assist small businesses and the art community of Dewsbury and West Yorkshire.

There are no proposals to change the appearance of 30 Leeds Road. There will be limited internal minor alterations to carry out.

We hope the proposal will enhance the quality of life for the prospective occupier.

Dewsbury Bus Station is a ten minute walk from the site. There are also a number of bus stops along Leeds Road which are serviced by a number of different bus services.

There is ample parking on site.

2.2 AMOUNT

The site is not to be altered in anyway.

2.3 LAYOUT

The layout of the site is not to be altered in anyway.

2.4 SCALE

The scale and size of the site will not be altered.

2.5 LANDSCAPING

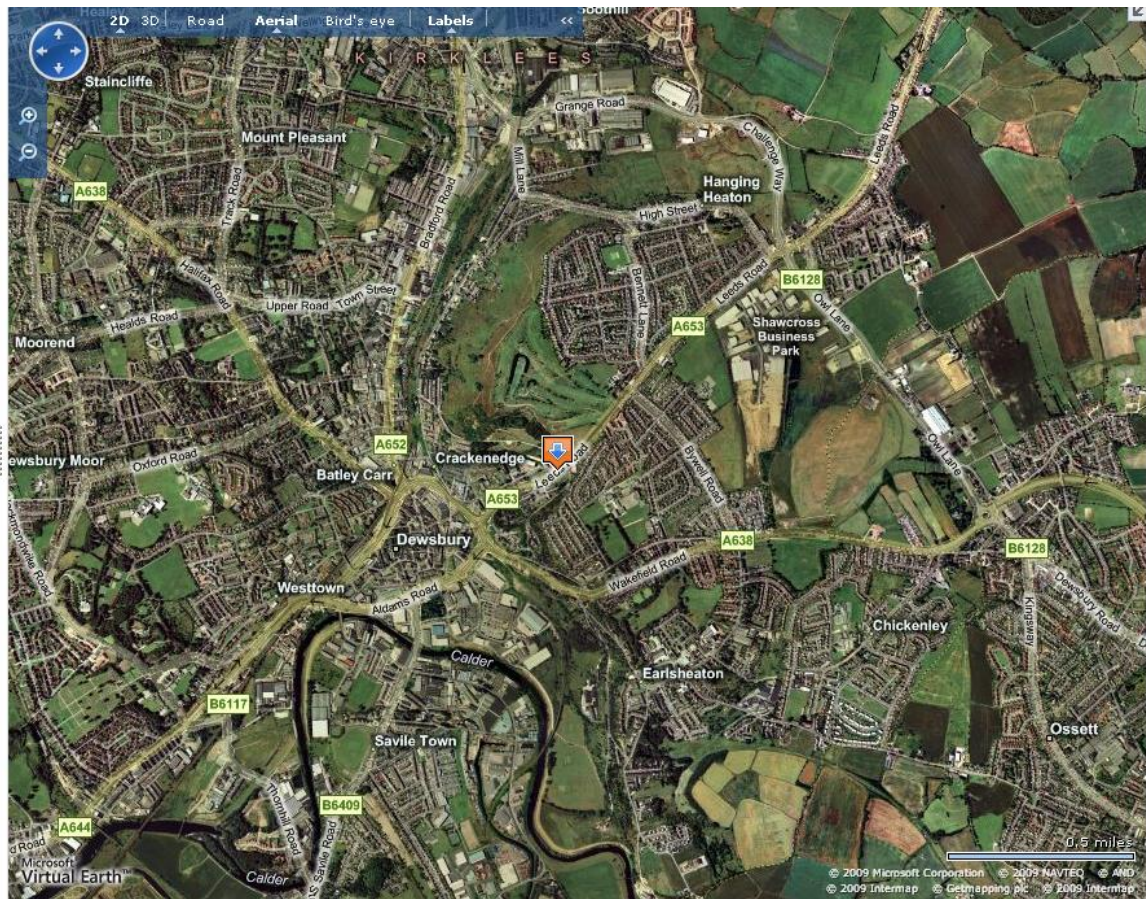
The landscaping will not be altered in anyway, however, the car park area will be cleared of litter and generally tidied up.

2.6 APPEARANCE

The appearance of the building will not change in anyway.

2.7 ACCESS CONSIDERATIONS

Access to the site does not need to be altered in anyway.



Aerial Photograph To Show 30 Leeds Road In Relation To Dewsbury And The Surrounding Area.



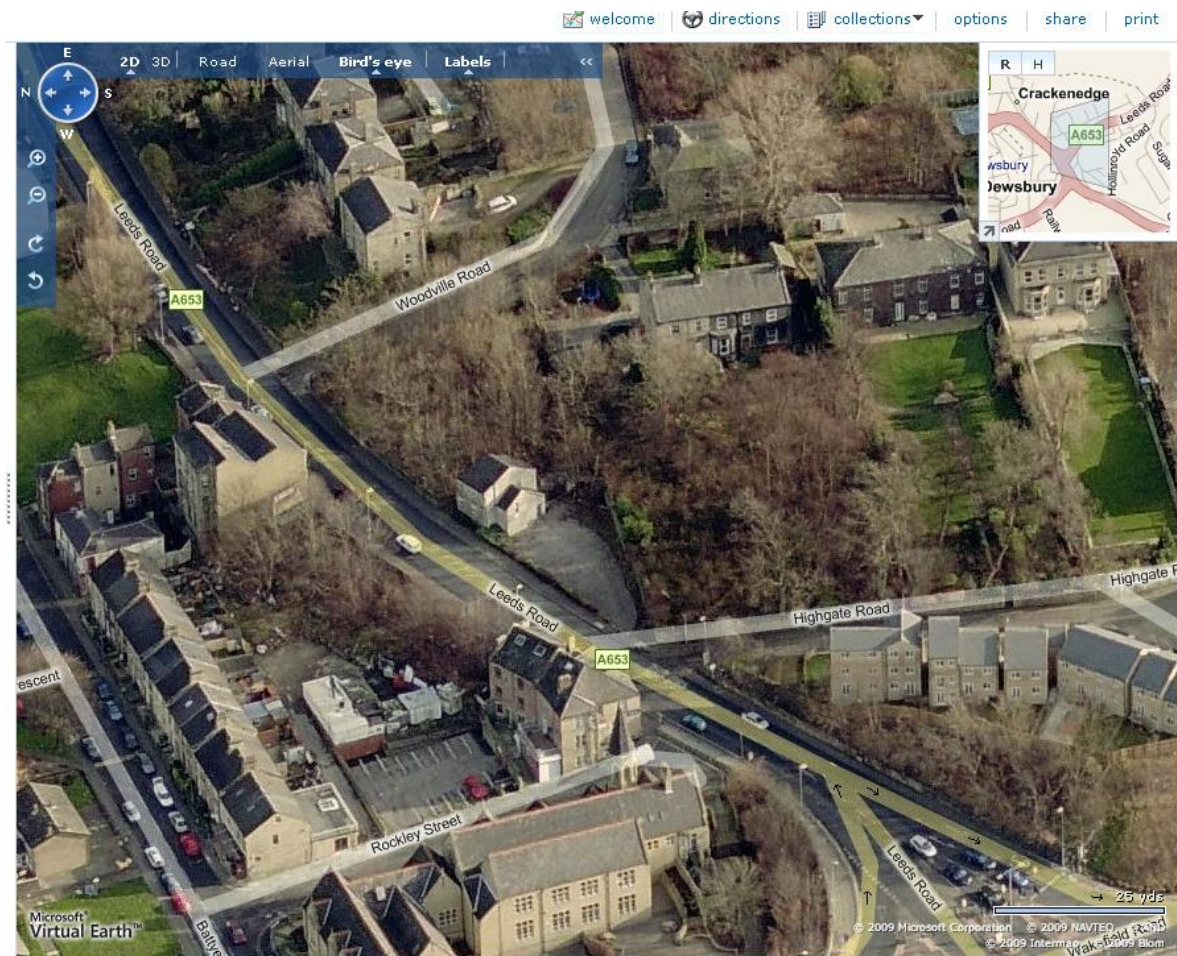
Aerial Photograph To Show 30 Leeds Road From A Northerly Direction.



Aerial Photograph To Show 30 Leeds Road From A Westerly Direction.



Aerial Photograph To Show 30 Leeds Road From A Southerly Direction.



Aerial Photograph To Show 30 Leeds Road From An Easterly Direction.



Photograph To Show North And West Elevation Of 30 Leeds Road.



Photograph To Show East Elevation Of 30 Leeds Road.



Photograph To Show West Elevation Of 30 Leeds Road.



Photograph To Show South Elevation And Access To 30 Leeds Road.