

PLANNING STATEMENT

location	2 De Trafford Street, Crosland Moor, Huddersfield, HD4 5DR.
application	Change of Use of HMO (C4) to Day Centre (E(f))
client/applicant	Ability Options
job number	21/681
date	June 2021



ARCHITECTURE | PLANNING | DESIGN

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INTRODUCTION

This planning statement forms part of the planning application for the change of use of 2 De Trafford Street, Crosland Moor, Huddersfield, HD4 5DR.

The change of use application is not being applied for as a temporary permission.

The site is currently a HMO with [extant planning consent](#) for such use. Its previous use, prior to 1993 was also for commercial purposes as offices. The building has been in commercial use going back to the early 1980s.

The property has recently been marketed for sale as a HMO. The applicant has agreed the purchase of the building, initially commencing with a rental arrangement.

The site area equates to 218m². The property has a wide frontage onto De Trafford Street with its principle entrance off De Trafford Street. The property also has an entrance door onto Ellison Street.

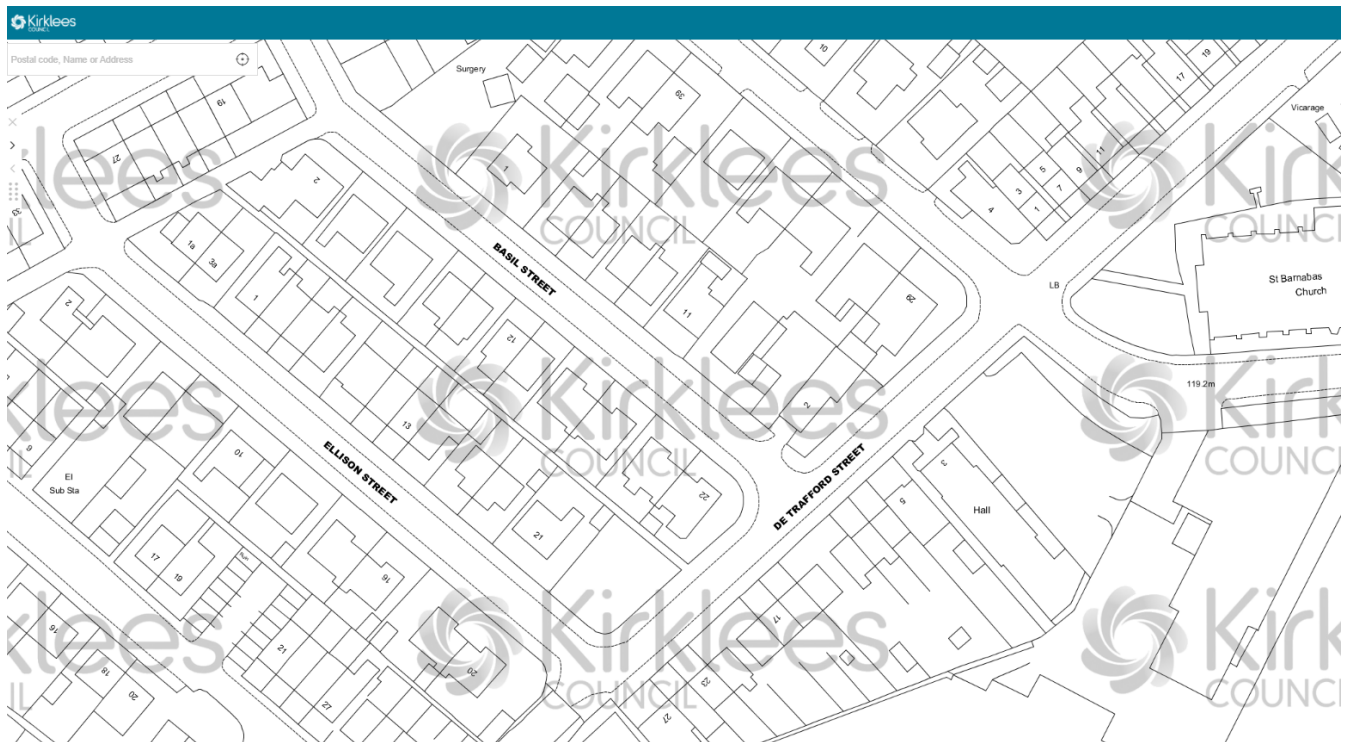
The property benefits from off street parking for circa 10 vehicles. The property is two storey constructed out of natural stone with a concrete tile gabled roof covering. The former integral garage has previously been converted to provide additional habitable space internally with the garage door retained externally.



The immediate locality is predominantly built up residential with a number of businesses operating in small premises locally (JJ's takeaway Café, Imran Food Store, Mr Mechanic MOT Testing/Garage, and the former David Brown Site (now Samtasalo) also still operating as an engineering facility).

The premises have been underused in recent years with financial injection required to meet increasingly stringent energy standards for rental properties.

The site is unallocated as identified on the Kirklees Local Plan, see screenshot below.



PROPOSED USE

The proposed use is a day centre (planning use class E(f)). The use is a non-residential use offering modern-day opportunities and services for adults with learning difficulties and additional needs.

At this moment no changes are proposed to the building.

Ability options provide specific/appropriate care and training to provide independence for attendees. Ability options have two minibuses and collect attendees from around the area and transport them to and from the centre twice daily.

The property would be vacant/empty overnight. Service provision is not operational on weekends, bank holidays/public holidays or over the Christmas period (two weeks).

This is a vital service to the local Kirklees community, providing respite for carers and specialist support and/or training for people with special needs.

The core aim of ability options is;

- To ensure we deliver a high-quality service to you.
- To ensure that you have a memorable and fun holiday.
- To encourage opportunities to make new friends and meet new people.
- To provide the chance to experience new places in the UK and Abroad.
- To provide the opportunity to eat different cuisine and learn new languages.
- To develop independence skills
- To Promote self-esteem and social skills
- To provide memories that will last a lifetime.

HIGHWAYS

The site is served by a good highway network being a short distance from the main road, Blackmoorfoot Road, running through Crosland Moor. This links directly to Huddersfield Town Centre and the Colne Valley to the West.

The site has sufficient parking area directly in front of the building for both staff and the Ability Options two minibuses to safely drop and collect members.

Generally there will be no more than 6 cars and two minibuses on site at any one time. Collection and dropping off is aided by staff.

TREES/ECOLOGY/FLOODING

This proposed change of use has no negative impact on trees, ecology or flooding.

The application site, as redlined on the accompanying location plan offers little in the sense of ecological value. Furthermore we contend the proposed change of use does not cause any undue harm to ecology.

POLLUTION AND NOISE CONTROL

Given the proposed use is akin to traditional household use we contend the use does not cause any significant issues on the other nearby residential properties.

USE

The property has been in commercial use for a long number of years. Its accepted a HMO is predominantly a residential use and one that would be considered appropriate in a built up residential location, we also contend the proposed day centre use is also appropriate within such a built up residential area.

There are no physical/long term changes to the site.

PROPOSED APPEARANCE

There are no changes to the building as a result of this change of use planning application.

MEANS OF ACCESS

There is no proposed change to the means of access to the property.

LANDSCAPING

There are no proposed changes to the landscaping of the site.

LAYOUT

There are no layout changes proposed.

SCALE

No changes.

CONCLUSION

We contend this proposal provides a vital service to the local community and wider Kirklees district.

The proposal has no negative impact on the highway network, highway safety or the amenity of other local residents.

The applicant would be willing to discuss any aspects of the application/proposals with local authority planning.

Taking the above into account, we respectfully ask for planning consent to be granted.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.