

PLANNING APPLICATION FOR TWO
AND ONE STOREY EXTENSIONS
TO INCREASE RETAIL UNIT ON THE
GROUND FLOOR AND HABITABLE
ACCOMMODATION ON THE FIRST
FLOOR

AT

100 ST JOHNS ROAD
BIRKBY
HUDDERSFIELD
HD1 5EY

CHAHAL

ON BEHALF OF

SUPPORTING AND HERITAGE STATEMENT
DATED: MARCH 2022

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.00 – THE PROPERTY

1.01 – No. 100 sits on the corner of St Johns Road and Blacker Road in the centre of the shopping area of Birkby. Images 1-3 show the property from all view points.



Image 1 - View From St John's Road



Image 2 - View From Blacker Road



Image 3 - View to Rear

1.02 - The property is within the Birkby Conservation area.

1.03 - The property recently suffered structural damage following a vehicle crashing into the shopfront. Due to this the retail unit is not currently let.

1.04 - Previous to this, the property was rented as a Grocers and General Store, with 2 bedrooms rented to students above.

2.00 – PLANNING HISTORY

2.01 – We are not aware of any recent planning applications relating to 98 St Johns Road.

3.00 – PROPOSALS

3.01 - Following the structural damage, the owner has decided to improve the property, making the retail unit larger and a more attractive letting proposition.

3.02 - In addition, the proposals include for greatly improving the habitable accommodation above. This is currently access via the retail unit. The proposals incorporate a new independent entrance at the rear. The bedrooms and living accommodation has been enlarged and upgraded to better suit modern requirements.

3.03 - In terms of the extensions, these have been designed to sit harmoniously within the conservation area. The two storey extension to the Blacker Road side, simply extends the existing roof form, whilst the rear extension is comparable to that on the adjacent property. Due to the nature of the curved boundary, this element has been maintained as single storey. This reduces the impact on the corner location.

3.04 - The proposals will be constructed from natural stone to complement the existing property.

4.00 - HIGHWAYS

4.01 - The property currently have one parking space to the rear. This will be maintained for use of the retail unit. This space will assist with deliveries, ensuring the local road network faces minimal disruption from the proposals.

4.02 - To service the habitable accommodation, likely to be student lets, the proposals include for a secure cycle store on the ground floor. This provides ample room for 3 cycles.

5.00 – CONCLUSION

5.01 – The proposals seek to improve the property ensuring that it respects the conservation area setting. The design and materials will be sympathetic ensuring the proposals will only enhance the area.

5.02 - The proposals upgrade what is currently a run down and structurally damaged property in a visually important location. The additional accommodation will provide valuable extra retail space and habitable accommodation for what is likely to be the local student population.

5.03 - We therefore trust that Kirklees MC can support the proposals.