

PLANNING APPLICATION FOR
ERECTION OF SINGLE AND TWO
STOREY SIDE AND SINGLE
STOREY REAR EXTENSIONS TO
INCREASE GROUND FLOOR
RETAIL UNIT AND HMO ABOVE (IN
A CONSERVATION AREA)
MODIFIED PROPOSAL

AT

100 ST JOHNS ROAD
BIRKBY
HUDDERSFIELD HD1 5EY

MR CHAHAL

ON BEHALF OF

SUPPORTING AND HERITAGE STATEMENT
DATED: JULY 2022

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU

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1.00 – PLANNING HISTORY

1.01 – A recent planning application was submitted and refused (2022/62/91188/W) for extensions to 100 St John's Road.

1.02 - The reasons for refusal were as follows;

- a) The proposals would fail to be subservient to the host dwelling.
- b) The proposals would be complicated and dominant.
- c) Overdevelopment of the site
- d) Loss of 'historic' signage.

1.03 - We have included the previous supporting statement as an appendix as this contains photographs and information that remain relevant.

2.00 - REVISED PROPOSALS

2.01 - We have taken on board the above reasons, and the current proposals represent a significant reduction to those previously submitted.

2.02 - The applicant's brief is ultimately to create a larger retail unit. The applicant has owned the building for many years and it is apparent that there is a requirement for a larger retail unit in this location. The second requirement is to create an independent access to the HMO accommodation above, which will require a two storey extension.

2.03 - The proposals are therefore reduced in scale. The rear extension has been redesigned to a single storey. Not only does this reduce the mass but also allows the 'historic' signage to be retained and preserved.

2.04 - As mentioned, to access the first floor accommodation a two storey extension will be required. As this cannot go on the rear, due to the reasons outlined in 2.03, this has been proposed on the side. However, this again has been significantly reduced and set back from the boundary from the original design. This element is set down from both the eaves and ridge of the host property. Also to assist with the massing the roof has been redesigned with a hip to match the main roof.

2.05 - The single storey side extension remains from the original scheme as this provides an appropriate solution to the building navigating this corner plot, as well as linking the elements together. Indeed it replicates the current boundary wall and will not greatly vary from the existing aesthetic.

2.06 - In terms of the statement that the proposals were previously complicated. It could be argued that the existing range of forms is inherently complicated with varying roof forms, angled walls and differing eaves and ridge heights. The building has evolved in a complicated manner.

2.07 - The statement that the proposals will result in overdevelopment of the site, can also be countered. The character of the area, and in particular this row of buildings, is of a group of extended buildings all with very little surrounding amenity areas. It can be observed that even with the proposed additions, No.100 has more external ground floor areas than the majority of the buildings in the row.

2.08 - The result of the revisions is a loss of a bedroom in the HMO, which will revert back to 2 bedrooms. The applicant is prepared to compromise to achieve a solution that is acceptable to the planning department

3.00 - SUMMARY

3.01 - The new proposals address the reasons for refusal of the previous application.

3.02 - The proposals are clearly subservient to the host property. The scale and massing has been significantly reduced.

3.03 - The proposals are no longer dominant. They have been simplified, however the building is inherently complicated, therefore any additions will always follow that aesthetic.

3.04 - The 'historic' signage will remain exposed and in full view.

3.05 - In terms of overdevelopment, the proposals have been reduced to address this. However we will argue that this is the character of the area and in particular the row of properties along this side of St Johns Road.

3.06 - We have included some 3D representations on the revised plans to better explain and justify the new proposals.

3.07 - We therefore respectfully trust that Kirklees MC can support this modified application.

APPENDIX ONE

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

MR 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.