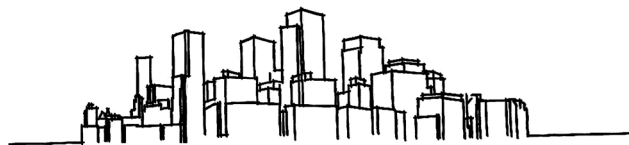


August 2022

**PLANNING
STATEMENT**

**CHANGE OF USE OF HOT FOOD TAKEAWAY
TO EXTEND A DWELLING AT 939 LEEDS
ROAD, HUDDERSFIELD HD2 1UE.**

Job Ref: 2800



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1. This statement has been prepared to support a planning application for the change of use of premises which have been used as a hot food takeaway to extend the existing dwelling at 939 Leeds Road.
2. The proposed development is situated on Leeds Road, approximately 2 miles to the north-east of Huddersfield Town Centre.
3. The premises have been used as a hot food takeaway for several years but is now vacant with no interest from anyone looking to take up a commercial lease for the unit. The unit sits within a row of commercial units comprising another hot food takeaway and a small convenience store.
4. The vacant hot food takeaway adjoins an existing dwelling to the rear and above. As the unit is vacant the applicant wishes to extend the dwelling into the unit previously used as a hot food takeaway.
5. In planning policy terms, the site is unallocated, and the site is not within a defined retail centre.
6. The footprint of the building will remain the same, with minor alterations to the front of the building to remove the shopfront and replace it with a front door and domestic windows.