

**Consultation Response from KC,
Growth and Regeneration**
2022/92724 30, Church Street, Dewsbury, WF13 1LB
Prior notification for the change of use of upper floors to 16 apartments
Date Responded: 27th September 2022
Responding Officer: MI
Responding Ref:

The following comments were made without prejudice and purely on the point of view from the Growth and Regeneration Team.

- Drawing No 22/FGH001/008 (A) shows that the existing windows will be retained to allow natural light in all habitable rooms. The plans however note the windows are on the elevation where the bedrooms are being proposed. It is unclear as to how the other habitable spaces in the building will gain from natural lighting.
- The proposal does meet permitted development standards, regrettably we cannot put forward any objections. However, what does need to be noted is that the previous application 2022/62/91421/E for the development of 10 dwellings was previously approved. The new proposal to increase this to 16 1-apartments requires consideration around the quality of the accommodation on offer based on the increase in the number of apartments within the existing space. The management of the building in relation to the welfare of tenants needs to be considered to ensure that the building is a safe and secure environment for the people that resign there.
- Consideration needs to be taken around ensuring the development meets the standards and conditions for fire safety and that a robust management plan is in place to ensure these standards are met.
- Consideration regarding the management of waste also needs to be considered as part of this application. Proposal site plan ref Drawing Number/Revision:22FGH001/006 indicates an exit to a bin storage and car park towards the West side of the building. The Growth and Regeneration Team have concerns around the management of the waste area and the increased risks this could create around unauthorised fly tipping and poor waste management by tenants. The area of South Street already has issues regarding large scale residential developments and poor waste management. Further information is required to satisfy that a robust waste management plan has been considered and mitigation measures are in place to reduce the risks against fly tipping, excess waste, and abuse of the waste provisions by other users.