

PLANNING STATEMENT

Proposed extension to existing shop and erection of external staircase

at

57 Fixby Road,

Huddersfield HD2 2JB

1.0 INTRODUCTION

1.1 The application seeks full planning permission for the above.

2.0 SITE HISTORY - CERTIFICATE OF LAWFULNESS.

2.1 On 15 October 2019 the Council refused application 2019/92708 for a Certificate of Lawfulness for proposed change of use of ground floor from residential to retail at 57/59 Fixby Road.

2.2 At paragraph 10.2 of the Officers Report it is stated that, 'The current plans indicate that nos. 57 and 59 each form a self-contained unit (a combined shop/dwelling and a dwelling house respectively)'.

2.3 At paragraph 10.5 of the Officers Report it is stated that, 'Looking at the proposed changes to to No. 57 in isolation, it is considered that the extension of retail and associated storage space into what is presently ground floor living accommodation would not, in itself, be a material change of use ...'

3.0 THE EXISTING SITUATION.

3.1 The ground floor accommodation is given over to retail use apart from access to the upstairs living accommodation via an internal staircase.

4.0 THE PROPOSALS

4.1 It is proposed to remove the internal staircase and replace it with an external one to be located on the eastern elevation of the premises adjacent to Broomfield Road giving access via a new door to the residential accommodation above.

4.2 At the rear an L-shaped, modest, flat-roofed, single storey extension is proposed. It will to a small extent increase the retail area within the shop but will principally provide covered ancillary storage.

4.3 This storage area will be accessed internally and also directly from the existing access from Broomfield Road.

- 4.4 Parking for delivery will be provided in front of the storage area, an area which is proposed to be of such width as to accommodate 2No. parked vans/cars.
- 4.5 It is considered that the proposals will have no undue adverse impact on the amenity of occupiers of No. 59, especially having regard to the current proposal to extend the ground floor living accommodation ,which forms part of the current application 2022/92971.
- 4.6 As far as the Council's retail policy is concerned as set out in the Local Plan, it is noted that paragraph 9.9 of the general policy justification LP13 sets out that, 'Proposals for small scale local convenience shops (under 280 sq. m.) within residential areas which serve day to day needs and do not have a defined local centre nearby are serving a local catchment and therefore are meeting local needs. As such these proposals will be supported'.
- 4.7 That policy position is clearly highly relevant and, as such, I do not consider that any objection can be raised on retail policy grounds.

5.0 CONCLUSION.

- 5.1 It is considered that the proposals have due regard to the site history and all relevant considerations.
- 5.2 As such it is considered that planning permission should be granted.

Malcolm Sizer

Malcolm Sizer Planning Ltd.

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