

Consultation Response from KC Policy**2023/90868 882 Bradford Road, Birkenshaw, BD11 2AT****Change of use of annex to beauty salon****Date Responded: 29/06/2023****Responding Officer: NR****Responding Ref:**

This application is for the change of use from a residential annex to a hair and beauty salon at 882 Bradford Road, Birkenshaw, BD11 2AT. The site is located approximately 605m away from the nearest designated centre (LCB7 – Birkenshaw Local Centre) as designated in the Kirklees Local Plan, which was adopted on 27th February 2019. The Local Plan and National Planning Policy Framework (NPPF) should be fully considered; however, the following response relates to specific Local Plan and NPPF policies which are of particular relevance to the proposal and other policies that are not mentioned here may also apply.

Currently, the premises form an annex to the residential dwelling at 882 Bradford Road and the change of use would result in a hair and beauty salon and approximately 15 sq. m of commercial floorspace. The proposed use is considered to be a main town centre use and the proposed location is out of centre.

LP13 – Town Centres**Part A**

Part A of Policy LP13 states that the role and function of Local Centres like Birkenshaw is to provide for top-up shopping and local services. The proposed change of use would provide a local service and would therefore be appropriate in a Local Centre such as Birkenshaw.

Part B

Part B of Policy LP13 states that proposals which come forward for main town centre uses, which are located outside of the defined centre boundaries will require the submission of a Sequential Test. Main town centre uses shall first be located in the defined centres, then edge of centre locations and only if there are no suitable sites shall out of centre locations be considered. In the case of non-retail proposals such as this, the NPPF defines edge of centre locations as being those within 300m of a centre boundary and states that local circumstances also need to be considered. With the proposed development being more than 300m from the nearest centre boundary, this site is considered to be in an out of centre location.

Further detail on the Sequential Test is available in paragraph 9.12 of the Kirklees Local Plan which states that sequential tests should provide evidence on the following matters:

- The business model of the proposed development;
- An appropriate catchment that the business would seek to serve in accordance with the Shopping Centre Hierarchy Table; and
- An appropriate audit trail of any sequentially preferable sites that have been discounted with a robust justification.

The applicant does not appear to have provided information about why they need the proposed hair and beauty salon to be attached to their house and outside a designated centre. Whilst there are no available premises in Birkenshaw Local Centre, it may be the case that the salon's customers come from a wider area and there may be other centres in that area (including but not limited to Birstall District Centre and Gomersal Local Centre and Oakenshaw Local Centre). Before this application can be supported, the applicant needs to provide information on these issues.

Part C

With this site proposing only 15 sq. m of floorspace, the relevant threshold at which an Impact Assessment will be required has not been met therefore it will not be necessary for the applicant to submit an Impact Assessment for this application.

Conclusion

The applicant needs to provide further information about the need for the proposed change of use in this out of centre location along with any availability of alternative premises within and on the edge of defined centres in the catchment of the proposal (i.e. where the customers will come from) before it can be supported.