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PLANNING,
DESIGN
& ACCESS
STATEMENT

CHANGE OF USE AND ALTERATIONS TO
CREATE TWO DWELLINGS AT 5 CROWN
BUILDINGS, SCOTT HILL, CLAYTON WEST,
HUDDERSFIELD, HD8 9PE.

Ref: 2700

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SECTION 1: INTRODUCTION

- 1.1 This statement has been prepared to support a planning application for the change of use and alterations to the building to create two dwellings at 5 Crown Buildings, Scott Hill, Clayton West.
- 1.2 A planning application was approved in December 2021 for an extension, alterations to the roof and refurbishment of the building (Ref: 2021/92030) with a view to making the unit more appealing to the market, however interest in the building has been limited and so the applicant wishes to explore changing the premises into two dwellings.
- 1.3 This application comprises a revised proposal which mitigates the concerns surrounding the previous planning application.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.15 Crown Buildings is a two-storey general industrial unit in the village of Clayton West. The historical and most recent use of the building has been a joiner's workshop, which falls within the B2 Use Class.
- 2.2 The site is unallocated in the Kirklees Local Plan, but sits within a predominantly residential area. A general industrial unit would not usually be appropriate in a residential area with potential impacts from noise and air pollution and highways implications.

SECTION 3: PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the change of use of the building, with some alterations to create two dwellings. Each dwelling will have three bedrooms and will be two storey in height. The height of the building will not change.
- 3.2 Access to the building will remain the same, but each dwelling will have two off-street parking spaces.

Impact on Visual Amenity

- 3.3 The proposed development will maintain the scale, height and mass of the approved alterations to the building. The proposed development will see the building clad in white render, with dormers to be finished in brick. This will be in keeping with some of the materials used in the wider area, and the proposals will see a significant improvement to the rather unsightly dilapidated building that is currently on the site.

Impact on Residential Amenity

- 3.4 The proposed dwellings comply with the Council's space around buildings guidance. Windows to the north of the building facing the adjacent dwelling are high level secondary windows.

Impact on Highway Safety

- 3.5 There are no changes to the proposed means of vehicular access to the building.
- 3.6 The proposed development includes bin storage, which is shown on the accompanying drawings. Bin collection will be to the east of the building on the roadside.

Access

- 3.7 The proposed development is well served by public transport with a frequent bus service running to Denby Dale and Holmfirth running down Scott Hill. Further services that run to larger towns such as Wakefield and Huddersfield are available on Wakefield Road, which is a 500m walk to the north of the site.

LANDSCAPING

- 3.8 There is no proposed change to the landscaping to the site.

SECTION 4: CONCLUSION

- 4.1 The National Planning Policy Framework identifies a clear presumption in favour of sustainable development and requires that Local Planning Authorities should, where relevant grant planning permissions unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 4.2 The proposed development is wholly consistent with the presumption in favour of sustainable development set out in the National Planning Policy Framework and it positively addresses each of the Core Planning Principles.
- 4.3 The proposals are supported by the Government's commitment to ensuring the planning system does everything it can to support growth. The proposals provide a housing offer fit for the 21st century in the right place and will contribute to the Government's desire for economic competitiveness, which subsequently facilitates a mobile workforce and dynamic economy.