



Spurn Point, Manchester Rd, Linthwaite, Huddersfield, HD7 5RF

## Prior Approval Application for Change of Use from Class E (Business) to Class C3 (Residential) – Supporting Statement

### Introduction

This application is for the change of use of an existing natural stone building sitting to the entrance of a commercial site both owned and operated by Truckline Services.

### 1. Background

The property is a substantial and pleasant stone built building on the main road through Linthwaite currently un-used as an office building. It has a poor quality rear extension which is redundant, and will be demolished as part of this conversion.



*View of existing building from Manchester Road*

The Client and owner of Truckline Services would like to convert the building into two residential units so that it can be used in its entirety

This application would bring the building into a more suitable use while requiring only minimal physical change. There is an existing poor quality rear extension which is proposed to be demolished as part of this work, but the main building will remain with not significant alterations. The building is in good condition and very suitable for residential use, and minimal internal alterations are required as the building works well with the existing room divisions as two apartments.



## 2. Transport Impacts

The existing building enjoys parking off the main road to the front of the property.



It is proposed that the building is converted into two large one bedroom apartments.

There is currently space for 5 cars to be parked to the front of the building, as shown in the current street-view image above. It is proposed that this parking arrangement is retained.

The property faces Manchester road in Linthwaite, which is well served by buses to Huddersfield and Marsden, with the nearest stop in either direction within 75m of the building.

## 3. Contamination and Flooding Risk

The property is historic and not been used for industrial uses, so there is no reason to expect any contamination. The site is around 140m above sea level, and not near the river level, and is therefore outside of any flood risk area.

## 4. Impacts of Noise from Commercial Premises on the intended occupiers of the residential use

The site behind the affected building is currently used as a truck body workshop by Truckline Services, the owners of the affected building.

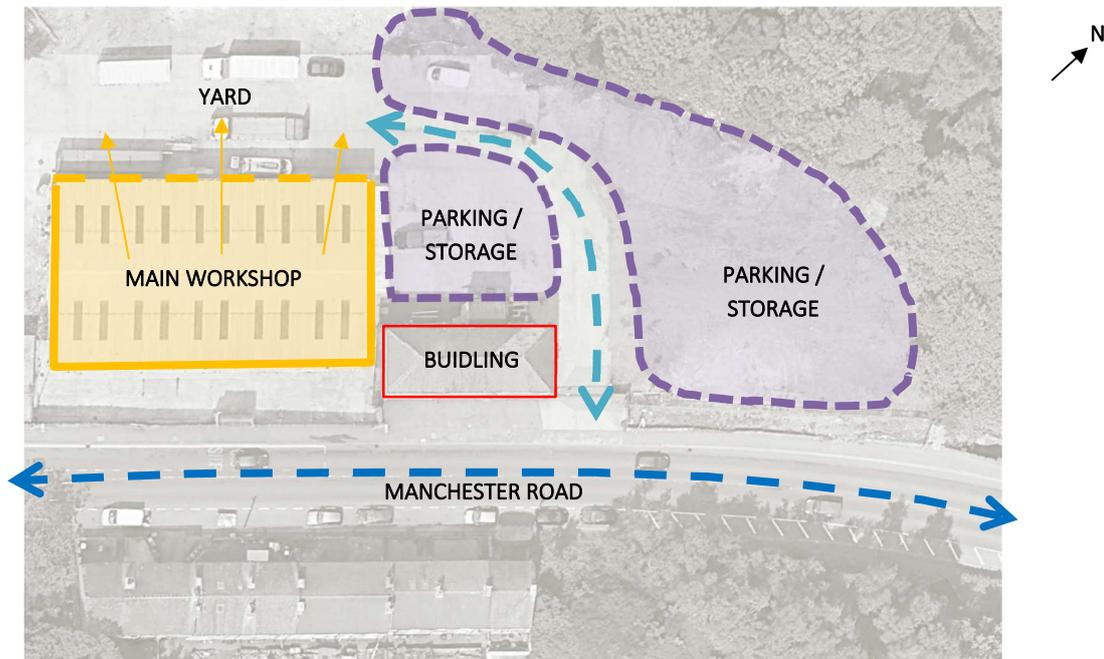
The main entrance to the site runs to the northern side of the building, and the areas immediately behind and to the north are primarily used as parking for trucks, with some storage. There is no significant noise generated from this area.

The Main Workshop building of Truckline Services is a well-built insulated masonry building with metal roof. It is at low level sitting below the road and the affected building, and only opens to one side, facing north west away from the road towards the 'yard'.



Truckline Services are operational from 9am to 5pm Monday to Friday, therefore there is no noise generated from the site outside of normal working hours.

Furthermore the affected building is a high quality robust natural stone building with no openings to the end closest to the main workshop building.



AFFECTED BUILDING

MAIN WORKSHOP



## 5. The Fire Safety impacts on the intended occupants

The two apartments both have direct access, the ground level has an existing access to the front, and the upper level apartment has access from the rear, via an external metal catwalk and staircase which pass around the side of the building.



*Views of the external catwalk and staircase to the upper level apartment*

## 6. Conclusion

We believe that this conversion is well within the permitted development rights of the property, and converts an existing disused office building into two residential apartments.

This application would bring the building into a more suitable use without requiring any significant material change beyond the demolition of the poor-quality rear extension.

We hope Kirklees Council Planning Department agrees with us that this application merits approval, and we look forward to your response.