



Supporting Planning Statement

Proposed change of use from student accommodation to Sui generis HMO use at Robinson House, 1a Beaumont Street, Moldgreen, Huddersfield HD5 8HB

Date: Dec 23

Reference: TP2423

1.0 Introduction

1.1 The application seeks planning permission to change the use of Robinson House, 1a Beaumont Street, Moldgreen, Huddersfield, HD5 8HB from student accommodation to Sui Generis HMO use for up to 11 people in 10no. bedrooms.

1.2 By way of background, the property has an implemented planning permission for 10 Bedroom student accommodation – Application Reference 2012/93659/W (45 Almondbury Bank). Condition 13 of the permission specifically restricted occupancy as set out in full below:-

13. The accommodation hereby permitted shall be occupied by students only, defined as persons whose main residence is elsewhere and who are enrolled on recognised full time courses at one of the higher educational establishments in the borough of Kirklees only and for no other purposes (including any purpose in Class 3 (sic) and C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.

Reason: To retain effective control over the use of the building in the interests of highway safety and to protect the future amenity of residents and adjacent land users and to accord with policies D2 and T10 of the Unitary Development Plan.

1.3 Notwithstanding the questionable validity of the condition restricting occupancy to students only studying in the borough of Kirklees, the description of the application stops using the S73 application process for the change, hence this change of use application.

Suite 1, Wellington House,

Lincoln Street, Huddersfield, HD1 6RX 07770514721

2.0 Reason for the change

- 2.1 Whilst the planning application was granted in January 2013, and the development commenced before it expired, due to Covid, it was not fully completed until 2023. The student market in Huddersfield has changed significantly since planning permission was granted in 2013. There has been a marked increase in the level of student accommodation in Huddersfield town centre, providing high quality accommodation with closer access to the University and College. The result of this has been reduced demand for the accommodation. The applicant has been actively marketing the property through appropriate agents with limited success, only attracting a couple of students. Instead, interest has been received from non-students seeking accommodation. These have ranged from people wanting accommodation following a separation or divorce, people wanting accommodation close to where they are working, young professionals, people wanting to be closer to family and friends, whilst keeping their independence, and graduates wanting to stay in the town.
- 2.2 The proposed change of use would not preclude student occupation, but as it stands, interest from two students is not enough to be sustainable for the applicant.

3.0 Planning Policy

- 3.1 The development plan for the area is the Kirklees Local Plan adopted in 2019. The following policies are considered pertinent to the consideration of the planning application.

S

Lincoln Street, Huddersfield, HD1 6RX 07770514721

Policy LP11 Housing Mix and Affordable Housing

- 3.2 The policy seeks development that is of a high quality and design of that contributes to creating mixed and balanced communities. Housing proposals should aim to provide a mix in terms of size and tenure.

This is an existing development with a layout that lends itself to HMO accommodation. It is in a location within walking distance of Huddersfield town centre with a high number of terraced housing, many of which are in HMO use.

- 3.3 The Local Plan Place Shaping Strategy seeks to promote the re-use of existing buildings for residential use.

Policy LP7 Efficient and effective use of land and buildings

- 3.4 Amongst other things, the policy encourages the reuse or adaption of vacant or ***underused*** properties (Our emphasis).

- 3.5 The site is without notation on the Kirklees Local Plan, Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to state that: *'The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area'*.

S

Lincoln Street, Huddersfield, HD1 6RX 07770514721

National Planning Policy and Guidance

- 3.6 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.
- 3.7 The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:
- Chapter 2 – Achieving sustainable development
 - Chapter 5 – Delivering a sufficient supply of homes
 - Chapter 9 – Promoting sustainable transport
 - Chapter 11 – Making effective use of land
 - Chapter 12 – Achieving well-designed places
 - Chapter 16 – Protecting and enhancing the historic environment

4.0 Planning Consideration

- 4.1 The building is in place and the property has an authorised use for residential purposes, albeit limited to students only who are studying within Kirklees. It lies within a residential area where such a use is wholly appropriate.
- 4.2 From a highways position, there are no on-street parking restrictions, but the building has off-street parking provision on the frontage for at least 5 spaces as per the original permission but could accommodate more with a reconfiguration of spaces if necessary. The site also lies in

Suite 1, Wellington House,

Lincoln Street, Huddersfield, HD1 6RX 07770514721

a very sustainable location, close to bus stops, shops and doctor's surgery at Moldgreen, and within walking distance of Huddersfield town centre.

- 4.3 The applicant also has a HMO Licence for the approved layout **(Appendix A)**.

5.0 Conclusion

- 5.1 For the reasons outlined above, opening up the use to unrestricted occupancy of the property as a Sui Generis HMO would be wholly appropriate in this residential location. It would not conflict with the development plan nor harm the living conditions of neighbouring residential properties or impact on highway matters.
- 5.2 We trust you have sufficient information to determine the application positively.

Suite 1, Wellington House,

Lincoln Street, Huddersfield, HD1 6RX 07770514721