



Supporting Planning Statement

Demolition of part of unauthorised extension
and modification of existing barbers shop at
217A Huddersfield Road, Scout Hill,
Dewsbury, WF13 3SF

Date: Mar 24

Reference: TP1723

1.0 Introduction

- 1.1 This application is submitted by ***D5 Town Planning Consultants*** on behalf of the Barbers-K Cuts- who currently operate from the existing unauthorised building. The planning history set out below shows that planning permission was originally granted for an extension to 217 Huddersfield Road. That extension was implemented but not in accordance with the approved plans (application 2017/93773).
- 1.2 An application was submitted in 2022 to seek retrospective planning permission for the unauthorised extension but was refused and the Council served an enforcement notice (2022/91883). Both the refusal and enforcement notice were appealed against. Both appeals were lost by a decision in August 2023 (Appeal APP/Z471/C/22/3309271 and APP/Z4718/W/22/339236). The enforcement notice was amended to extend the period for compliance to 8 months.
- 1.3 D5 Town Planning Consultants were not involved in any of the above but have recently been asked to assist the applicant. They have been operating from site since the unauthorised building was completed and are building up a base clientele. Having to find alternative premises would seriously compromise their business as their base clientele are unlikely to travel to a new location.
- 1.4 Whilst they have a fall back position in respect of the previously approved building (2017/93773) we believe there is scope to provide an alternative that addresses the concerns identified in the refusal of 2022/91883) and minimises any disruption to trading.

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This Supporting Planning Statement explains how these concerns have been addressed.

2.0 Site description

- 2.1 The unauthorised building, together with an adjoining commercial unit both front onto Huddersfield Road and are situated between the rear elevations of end of terrace dwellings, at 1 Thornville Walk and 2 Thornville Street. The principle of siting a small commercial unit between terraces in this way is not alien to the surrounding urban form and layout, with a similar form of development having taken place between the rear of the end terraced dwellings in the next group of streets to the southwest.
- 2.2 The character of the immediate area is characterised by lines of terraced dwellings on streets running at right angles to Huddersfield Road.

3.0 Relevant Planning History

- 3.1 2006/94651 - alterations and new shop to commercial unit – approved.
- 3.2 2017/93773 - single storey side extension - approved although not built in accordance with approved plans.
- 3.3 2022/91883- Erection of extension to form new barbers shop – refused and Planning appeal dismissed and enforcement notice upheld.

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4.0 Relevant Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

4.2 ***Kirklees Local Plan Policies***

- *LP 1 – Achieving sustainable development*
- *LP 2 – Place shaping*
- *LP 22 – Parking*
- *LP 24 - Design*

4.3 ***National Policies and Guidance:***

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2023, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 12 – Achieving well-designed places.

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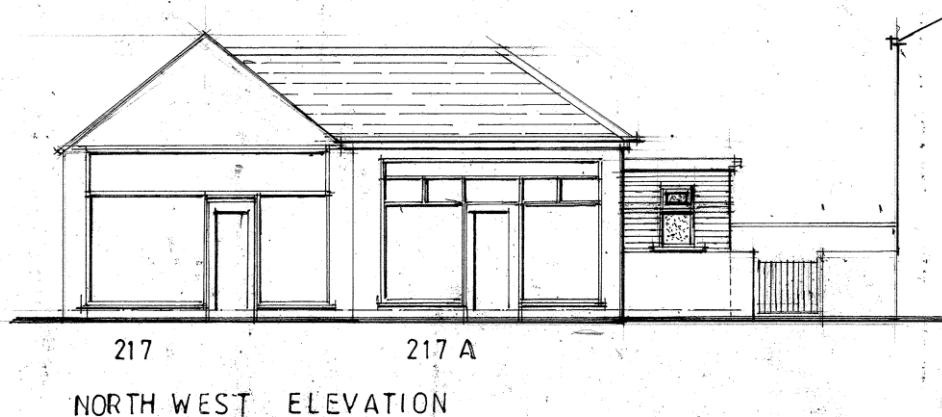


5.0 Application details and Supporting comments

- 5.1 Taking into account the background outlined above and the main issues identified in the appeal decision, we set out below how the application seeks to overcome these issues.

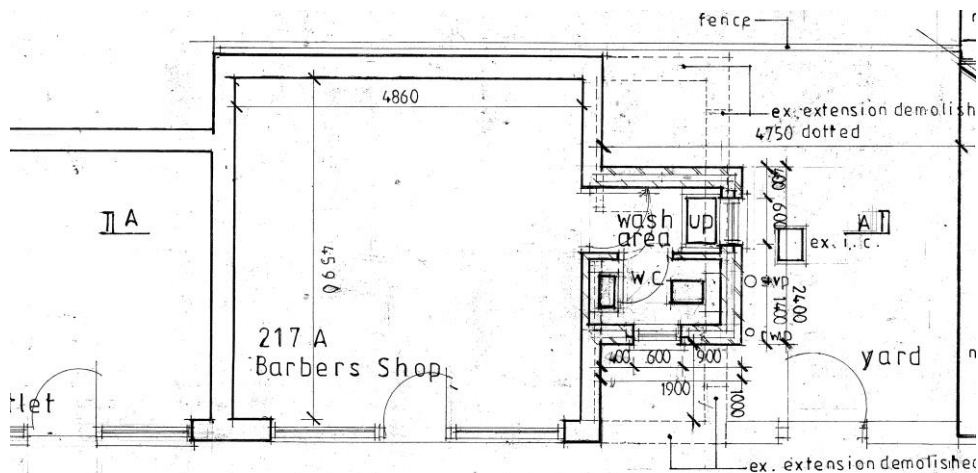
Character and appearance

- 5.2 Both the Council and the Planning Inspector expressed concern about the shopfront being offset to one side and not centrally positioned on the front elevation. This has resulted in an asymmetrical design that appears contrived and not in balance with the adjoining unit.
- 5.3 This amended proposal reduces the width of the proposed building that results in a balanced and proportionate shop front, more in keeping with the character of the area.



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- 5.4 When compared against the refused plans, this addresses the character and appearance concerns, providing a balanced front elevation when viewed against the neighbouring unit.
- 5.5 A small extension to provide a wc is proposed to the side, set in from both front and rear boundaries and some 3 metres from the rear elevation of 1 Thornville Walk. This would have a limited visual impact on the streetscene.

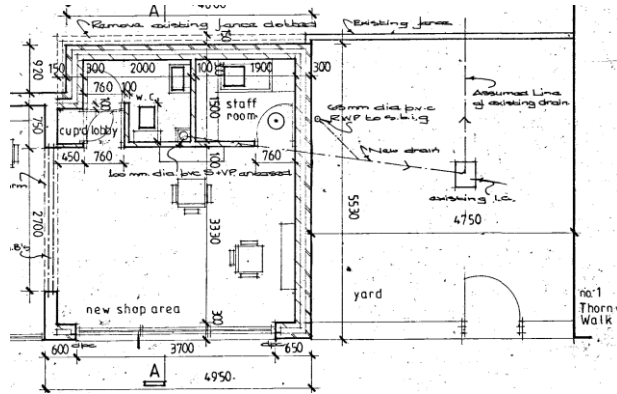


Living conditions

- 5.6 In considering the impact on the living conditions of the occupiers of 1 Thorncliffe Walk, it is important to be aware of the fact that 1 Thorncliffe Walk is owned by the applicant and also compare the submitted plans against the approved scheme (2017/93773). The approved plans provided for a building that would be some 4.75m from the rear wall of

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1 Thorncliffe Walk. This is compared to a distance of some 4.8m in the proposed scheme (3m from the wc addition).



5.7 The changes allow for a more usable rear yard area with the proposed small wc addition taking up just some 4.56 sq m of an area of some 26.4 sq m (some 17%). As a result, we consider that any impact on the living conditions of the occupiers on no.1 is significantly reduced by this change.

5.8 Notwithstanding this, and without prejudice to our view, if the Council still have a concern about this issue, then we would welcome discussions on locating the wc within the main building form.

6.0 Concluding comments

6.1 We are conscious that the enforcement notice will be in breach in mid April 2024 and that work on complying with it has not started. The applicant has the option of bringing the building in line with the 2017 planning permission. Work started on this permission but, during construction it deviated from the approved plans. However, by

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submission of this application, alterations to the building (with some demolition) can be made, that for the reasons outlined above, would overcome the Council's concerns in respect of character and appearance and living conditions.

- 6.2 We trust you are able to support the application but please do not hesitate to get back to us if you have any queries.

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