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PLANNING
STATEMENT

CHANGE OF BRIDGE CLUB TO HOUSE OF MULTIPLE OCCUPATION.

Ref: 2893

PREPARED BY ACUMEN DESIGNERS & ARCHITECTS LTD
Headrow House, Old Leeds Road, Huddersfield HD1 1SG Tel: 01484 546000

acumen
designers & architects

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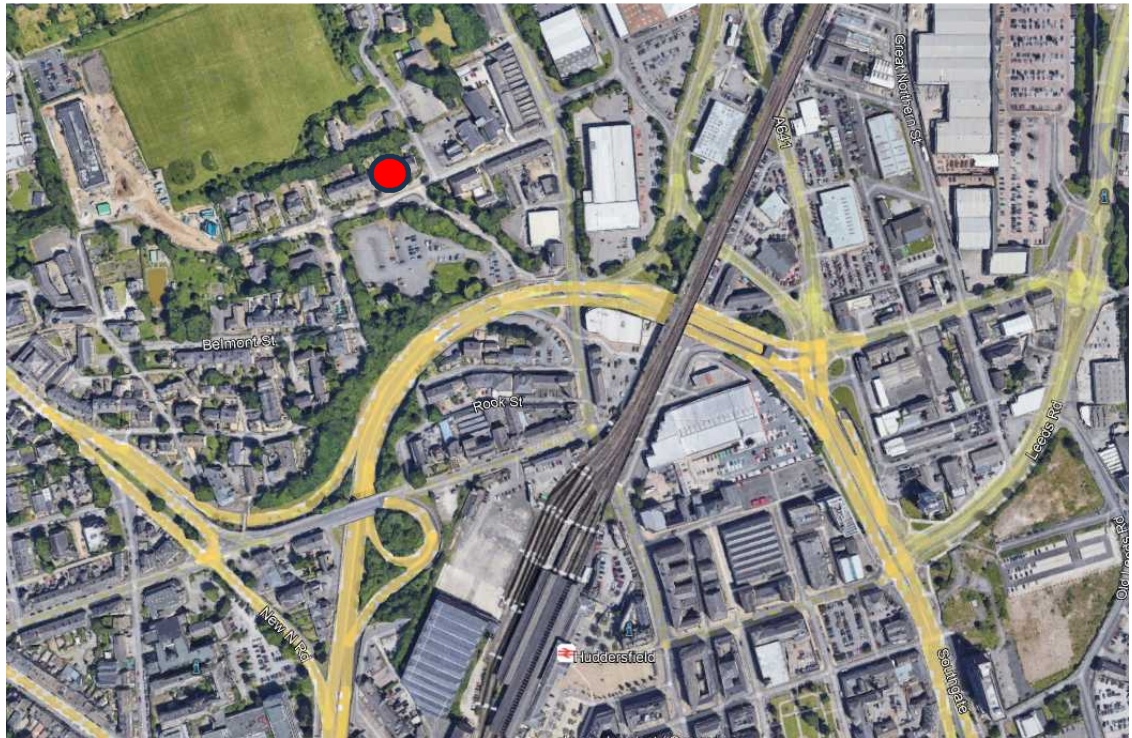
SECTION 1: INTRODUCTION

- 1.1 This statement has been prepared to support a planning application for the change of use of the buildings at 4 – 6 Cambridge Road to two Houses of Multiple Occupation with internal alterations.
- 1.2 This document provides a description of the proposed development, as well as showing how the proposed development complies with both National and Local Planning Policy.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The site is situated on Cambridge Road, which is approximately 250 meters to the north of Huddersfield Town Centre. Its proximity to Huddersfield Town Centre means it is well served by public transport and has good access to local shops and services.
- 2.2 Whilst this is a residential area, and the building has been predominantly used for two dwellings, the buildings were last used as a private Bridge Club. The Bridge Club has re-located to new premises and the building is now vacant.

Photo 1: Site Location



SECTION 3: PROPOSED DEVELOPMENT

- 3.1 The proposal involves changing the buildings to rental accommodation within an HMO setting. The building is currently configured to afford some measure of segregation and privacy and there are provisions for control of access within the building to support this.
- 3.2 The building will undergo internal modifications to enhance the rooms for HMO use where appropriate to create 14 bedrooms.
- 3.3 The property will be supervised and be maintained to a high standard of repair and decoration. Gardens will be maintained by the landlord.
- 3.4 The existing building is built from natural stone with blue slate roof.
- 3.5 The existing use is Huddersfield Bridge Club, who are moving to the Oasis Centre adjacent to Springwood Car Park. This is a more sustainable location than the premises at Cambridge Road.
- 3.6 The Bridge Club is a private members club and therefore it is not a Community Facility as defined by Local Plan Policy LP48. Notwithstanding this point the Bridge Club is moving to better premises, which are in a more sustainable location. The Bridge Club serves the wider Huddersfield area and therefore the use is not being lost. We would therefore conclude that an alternative facility of equivalent or better standard will be provided that will be more accessible than the current facility, which would accord with part (d) of LP48.

Parking

- 3.7 There is on-street parking, which is controlled by permit scheme for local residents, however the proximity to the town centre means the residents have shops and services and good public transport links within walking distance. The residents will not need and are very unlikely to own a private car.

Waste Management

- 3.8 The site is constrained with a tight curtilage with a raised front garden leaving storage space for wheelie bins to be tight. There is space to the front of the house on the footway for bin storage, which was the case with the previous use and other buildings on the road. Each building will be served by a 360-litre waste bin and a 360-litre re-cycling bin.
- 3.9 The bin storage and collection areas are shown on the accompanying plans.

SECTION 4: CONCLUSION

- 4.1 The proposed development sees the efficient use of a site that is in a sustainable location.