

PLANNING APPLICATION FOR  
CHANGE OF USE FROM CHURCH  
TO DWELLING HOUSE (C3)

COWCLIFFE METHODIST CHURCH  
SOUTH CROSS ROAD  
COWCLIFFE  
HUDDERSFIELD  
HD2 2PH

ON BEHALF OF  
MR WHITING

DESIGN AND ACCESS STATEMENT

DATED: SEPTEMBER 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
THE CHAPEL, MILLMOOR ROAD  
MELTHAM, HOLMFIRTH HD9 5JU  
TEL: 01484 854848  
EMAIL: [paul.briggs@northerndesignpartnership.co.uk](mailto:paul.briggs@northerndesignpartnership.co.uk)

## 1.0 – THE SITE AND PLANNING HISTORY

1.01 – Cowcliffe Methodist Church (see Photograph 1) is located at the junction of South Cross Road and Brayside Avenue in Cowcliffe.



Photograph 1 – Cowcliffe Methodist Church.

1.02. – The Church has a good sized car park and further land to the East, as outlined in red on the location plan that accompanies the application.



Photograph 2 – View from Brayside Avenue to car park.

1.03 – The Church closed down in recent years due to lack of numbers. The property was then sold.

1.04 – There is no relevant recent planning history.

## **2.0 – POLICY LP48**

2.01 – The proposals involve the loss of a community facility. It is apparent that the numbers of local residents supporting the church services were dwindling. Hence the reason for the sale of the building.

2.02 - The Church was put on the open market, with all parties considered. No parties came forward to utilise the building for an alternative community use, and the building was sold to the applicant.

2.03 – The Church Rooms did offer Parents and Toddlers classes as well as groups for older people. Again the support for these groups was not sufficient to cover the costs of running a building without any insulation and high running costs.

2.04 – Following the closure of the Church an alternative location was identified at Fartown Methodist Church. The two Churches had worked together previously organising social events for the elderly including tea and chat sessions.

2.05 – It does not appear that The Church is not listed on the Kirklees Community Asset Register.

### **3.0 – PROPOSALS**

3.01 - The proposals are to change the use of the building into a dwelling house on the main floor with storage beneath in the lower ground floor area.

3.02 – The proposals will largely entail internal works to the building. The two main halls will be subdivided to create 4 bedrooms with a large living/kitchen/dining area and ancillary accommodation in a small flat roof section.

3.03 – Externally, there will be limited changes with the main structure (roof and external walls) remaining as existing. The plans include the formation of one new window and the adaptation of 4 windows to 'Juliet' balconies to increase the natural light and to take advantage of the Easterly views.

3.04 – The external areas will be tidied up, with the car park remaining for the use of the house owners.

### **4.0 – ENVIRONMENTAL AND SUSTAINABILITY FACTORS**

4.01 – Due to the lack of building work, there are no trees affected by the proposals. The site plan demonstrates that additional green areas will be created around the building.

4.02 – As mentioned the roof is in good order and will not be replaced, therefore no habitats, if they exist, will be disturbed.

4.03 - The building has no insulation in the external fabric. The proposals will ensure the building will be brought up to date in terms of insulation levels and building regulations.

4.04 – A car charging point will be installed to the property.

4.05 - The property is in a popular residential and sustainable location, with amenities including schools and convenience stores public houses all within a short distance.

## **5.0 - HIGHWAYS**

5.01 – As mentioned the car park will be retained for the use of the house owner. This will provide an abundance of parking.

5.02 – A bin store will be created off South Cross Road.

## **6.0 - DRAINAGE**

6.01 – There are mains drains on the site, and the proposals will simply connect to existing inspection points.

## **7.0 - CONCLUSION**

7.01 – Unfortunately the building use was no longer sustainable. Visitors had dwindled and the building had become too costly to run, hence the closure.

7.02 - The proposals will repurpose the building without major changes to the external appearance. This will ultimately add a house to the stock in the area, and provide an energy efficient home.

7.03 - We therefore trust that Kirklees MC can support this proposal.