

Sequential test

PROPOSAL: change of use of ground floor to offices at:

85, Blacker Road
Birkby
Huddersfield
HD2

CLIENT: S. Gull.



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Introduction

Purpose of the Test: This sequential test aims to demonstrate that there are no alternative sites available for the proposed change of use from residential to office space on the ground floor of 85 Blacker Road.

Policy Context

National Planning Policy Framework (NPPF): The NPPF encourages sustainable development and outlines the importance of considering alternative locations, especially for commercial developments.

Local Planning Policies: Reference Kirklees Local Plan policies that relate to employment, residential conversions, and the sequential test for commercial uses.

Site Assessment

Site Location:

85, Blacker Road is located within a predominantly residential area, with nearby amenities including public transport, shops, and community services.

Site Characteristics:

The property is an end terraced property with sufficient space on the ground floor to accommodate office use while maintaining compliance with building regulations.

Alternative Sites

Site A: 18, Blacker road, formally known as Kellys cabin, this was too small and unaffordable due to the rent.

Site B: 45, Wheathouse road Birkby HD2 2UP. This was again too small and not have enough space for the proposed offices, clients were not able to buy or rent.

Site C: 146, Blacker road, Huddersfield formerly known as Biggyz a fast food takeaway. Clients would end up spending a lot more to convert into office space it was offered for sale too, but as a new venture clients could not afford to buy and then convert to offices.

Conclusion on Alternative Sites:

None of the alternative sites identified provide a viable option for office use due to reasons such as size limitations, high costs.

Justification for the Proposed Site

Benefits of the Proposed Location:

The conversion of 85 Blacker Road into office space provides an opportunity to utilize an existing building efficiently, minimizing the need for new construction.

The proposed office will support local economic activity and create job opportunities while being located near essential services.

Conclusion

The sequential test demonstrates that 85 Blacker Road is the most suitable and available location for the proposed change of use to office space.

It is recommended that the planning application be supported based on the findings of this sequential test.