Ref: 01/6316/LCC/SS

Kirklees Council
Planning and Development
PO Box 1720
Huddersfield
HD1 9EL

December 2024

Dear Sir / Madam

JEWSON, ST ANDREWS ROAD, HUDDERSFIELD HD1 6PT
PLANNING PORTAL REFERENCE: PP-13628980

Peacock + Smith are instructed by our client, Stark Building Materials, to prepare and submit a planning application at the above-referenced site for development of the following description:

> *Extension to existing warehouse; demolition of warehouse entrance canopy and southern section of existing warehouse; demolition of existing timber storage area and erection of replacement covered external racking area and associated works.*

This covering letter should be read in conjunction with the plans and documents submitted via the Planning Portal, including:

- Site Location Plan (ref: L-003)
- Existing Site Plan (ref: L-001)
- Existing Block Plan (ref: L-004)
- Existing Elevations (ref: E-001)
- Existing Ground Floor (ref: P-001)
- Existing Mezzanine Floor (ref: P-003)
- Existing Timber Warehouse (ref: P-005)
- Proposed Site Plan (ref: L-002)
- Proposed Block Plan (ref: L-005)
- Proposed Elevations (ref: E-002)
- Proposed Ground Floor (ref: P-002)
- Proposed Mezzanine Floor (ref: P-004)
- Proposed Canopy (ref: P-006)
- Design and Access Statement
- Flood Risk Assessment / Drainage Strategy
- Site Investigation Report
- Bat survey / report

The proposals would continue the existing use of the site as a builder's merchants with customer service area (use class Sui Generis). Planning History for the site shows that the site has been utilised for this purpose since at least the mid-1990s. The proposals would reconfigure the site in order to continue to meet the needs of customers and enhance and modernise the facility.

The site falls within a designed Priority Employment Areas in the Kirklees Local Plan, where the principle of commercial development is generally acceptable. To the north and north-east of the application site lies residential development; to the east and south lies further employment uses. To the west lies St Andrews Road, beyond which lies a small amount of further resudential development.

The submitted plans propose the demolition of the single storey warehouse entrance, part-demolition of the main building at the south end and demolition of the timber storage building to the east of the site.

The proposed development will involve the extension of the existing main building to the south and erection of a new canopy over the cantilevered racking to the east. The proposal includes a new drive through facility within the warehouse to allow vehicles to enter the building for collection purposes.

The reconfiguration of the external storage area will provide improvement to the storage and circulation area while retaining the customers carpark to the west and HGVs to the east of the site separated by a new palisade fence.

The proposed extension has been designed and positioned to align with the existing west and east elevations. The proposed recess to the southeast of the new extension has been carefully designed to avoid existing easements within the site.

The overall height to the ridge of the existing building is approx. 9.8m from the slab. The proposed extension will have no additional impact on surrounding occupiers and buildings.

The proposed canopy to the cantilevered racking area will stand at approximately 7.9m above the ground level, approximately 0.5m higher than the existing timber storage.

The proposed development will not encroach into areas where there is existing landscaping.

The National Planning Policy Framework (NPPF) places emphasis on 'creating a strong, competitive economy' and states planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs (paragraph 85).

Policies in the Kirklees Local Plan reflect national policy in supporting development where it will "*develop a strong and thriving economy, combining great quality of life and a strong and sustainable economy leading to thriving communities, growing businesses, high prosperity and low inequality and where people enjoy better health throughout their lives.*" (Para 7.5).

Policy LP24 relates to design, and states:

> *Good design should be at the core of all proposals…*
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> *Proposals should promote good design by:*
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> *a) ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape…*
> *b) They provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses…*
> *d) High levels of sustainability… including the re-use and adaptation of existing buildings, where practicable…*

Located on a brownfield site, the submitted application will continue the existing use within the urban area. The proposal's design, scale and use are appropriate for the area, with the submitted Design and Access Statement further explaining the site's context and rationale behind the proposals.

Also submitted for consideration are a Bat Survey, Site Investigation report and Drainage Statement. These do not highlight any technical matters that would hinder the progress of this application.

The application adheres to all relevant policies and legislation. As such we respectfully request that this application is granted full planning permission without delay.

We look forward to receiving receipt of your written confirmation of this covering letter, other drawings and included documents, as well as the validation of this planning application.

Should you have any queries or require any further information, please don't hesitate to contact me.

Yours faithfully

Sarah Smedley