

PLANNING STATEMENT

PROPOSED CHANGE OF USE OF CARWASH TO MIXED USE AS CARWASH AND TYRE SALES, REPAIR AND FITTING INCLUDING CREATION OF NEW ACCESS.

The Proposal is for the Change of use at 70-84 SHEEPRIDGE ROAD, HUDDERSFIELD, HD2 1HG.

Introduction

This statement has been prepared to support planning application for Change of use of carwash to mixed use as carwash and tyre sales, repair and fitting including creation of new access.

This statement has been produced to explain the proposal and to set out the planning considerations. It demonstrates how the proposal agrees with the planning policies set down by the Kirklees Council.

Site Context

The site is located on the land at 70-84 Sheepridge Road surrounded by residential and commercial area.

The site is neighboured by commercial area west the North is Sheepridge Road and residential area, east is shop.

Proposal is for change of use to mixed use as carwash and tyre sales and service.

Access and Exit to the site is via Sheepridge Road.

The Proposed Development

The Proposed development is to get new exit for existing Carwash on Sheepridge Road and existing Access will be split up for existing carwash and tyre sales and service.

Opening time for Tyre service business will be Mon-Fri 8.00AM till 18:00PM, Sat 9.00AM-17.00PM and Sunday 10.00AM-17.00PM

New business will be having 2 Fulltime and 2 Part time employees.

Material: Material for Tyres sale and service and storage will be with corrugated metal sheet.

Owner's aims to use all land into use and set up new business in spare land. The proposal submitted is to provide prosperity to the area.

Our aim is to prevent minimal impact to the surrounding area and street scene.

Policies Considerations

National planning policy and Kirkless Council Planning policy.

National planning policy framework (NPPF) (Revised)

National planning practice guidance (NPPG)

Saved Unitary Development plan (UDP) Policies:

Planning considerations

The key issues for consideration in assessment of the proposal are:

1. Creative mixed use business into one site.
2. New exit for carwash.

Conclusion

This planning statement demonstrates that proposed change of use is compliant with national and local planning policies.

Site is located in a highly sustainable location with high frequency public transport links by bus and rail.

The proposed development intended to use vacant land and bring life to the area. The proposal does not affect any car parking or street parking spaces surrounding the proposed site.