

PLANNING APPLICATION
FOR
CHANGE OF USE FROM DWELLING
(USE CLASS C3) TO COMMERCIAL
(USE CLASS E) INCLUDING
DEMOLITION OF CONSERVATORY
AND ERECTION OF SINGLE
STOREY EXTENSION.

4 BRIAN STREET
LINDLEY
HUDDERSFIELD
HD3 3JW

ON BEHALF OF
MR M HALL

DESIGN AND ACCESS STATEMENT
DATED: SEPTEMBER 2025

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
17 STATION LANE
GROTON
OLDHAM

1.0 – THE SITE

1.01 – The site is 4 Brian Street Lindley being used a dwelling. Brian Street is in the centre of Lindley a bustling commercial centre with bars, restaurants, offices, shops and local traders.

1.02 - The site was purchased by our client in August 2025

2.0 – SITE PLANNING HISTORY

2.01 – There is not planning history.

3.0 – PROPOSALS

3.01 - The proposal is to convert the Ground Floor and First Floor to Commercial property Use Class E

The properties can work together or as individual operations at Ground and First Floor.

3.02 - The property is not large and would accommodate maybe 2-3 staff on each floor.

3.03 – The customer use and numbers would depend on the usage but as with staff numbers the property is not large.

3.04 - The First Floor use would have only access from the front but it is only a short walk to the Waste Stage area to the rear.

4.0 - ENVIRONMENTAL FACTORS

4.01 - There property is in a Town Centre with no environmental factors

5.0 - ACCESS AND HIGHWAYS

5.01 - The property is on the corner of Brian Street and there is ample off street parking in the area. There is one parking space available.

5.02 – The property is in a Village Centre location and parking is not provided. There is a good transport links from surrounding areas and Huddersfield Town Centre

5.03 - There is waste stage area available to the rear.

6.00 – CONCLUSION

6.01 – The proposal meets with Council Policy and to bring new uses into the Village Centre.

6.02 - The site is in a sustainable location in a Village Centre with public transport and the local amenities into Huddersfield.

6.03 - In summary the proposals provide a new use for a empty building that does not compromise any surrounding properties. We therefore trust that Kirklees Council can support this application.