Supporting Planning Statement

Application for Change of Use – 123 Trinity Street, Huddersfield, HD1 4DU
From: C3 (Dwellinghouse)
To: Sui Generis – Welfare Drop-in Facility (Staff Use Only)
Applicant: Connect Housing Association

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1. Introduction

This statement is submitted in support of a planning application for the change of use of 123 Trinity Street, Huddersfield, HD1 4DU from a one-bedroom dwelling (Use Class C3) to a welfare drop-in facility for staff employed by Connect Housing Association.

The property will serve as a small welfare base for Connect's field-based engineers and staff operating across the Huddersfield area, providing a warm, dry, and safe space for rest breaks, meals, and basic welfare needs such as toilet and washing facilities.

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2. Site Description

123 Trinity Street is a modest two-storey mid-terrace property located within a mixed-use area of Huddersfield. The property is currently configured as a one-bedroom dwelling, with the following layout:

- **Ground Floor:** Entrance, kitchen/living area
- **First Floor:** Landing, one bedroom, and bathroom

The property is of traditional construction with solid walls and limited internal space. It does not currently meet modern internal space standards and, as a result, has limited long-term viability as a residential dwelling.

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3. Background and Rationale for Change of Use

The property's internal layout and small room sizes significantly constrain its suitability for continued use as a dwelling. Any requirement for improved thermal efficiency—such as the installation of internal wall insulation (IWI)—would further reduce already limited floor areas, making compliance with the Nationally Described Space Standards impractical.

Connect Housing Association has identified a local operational need for a small welfare unit to support its mobile workforce. Field-based engineers and staff regularly undertake housing maintenance, safety inspections, and repair work across Huddersfield and the wider Kirklees area. The provision of a small welfare facility at this location will:

- Provide staff with a **dry, heated space** to rest and eat during breaks;
- Offer **toilet and washing facilities**;
- Improve staff welfare, safety, and wellbeing while working in the field; and

- Reduce unnecessary vehicle mileage by providing a **local welfare base**, consistent with sustainability objectives.

The change of use will therefore make positive use of a building that is otherwise unsuitable for modern residential occupation, while supporting the operational delivery of affordable housing and maintenance services.

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4. Proposed Use

The proposed use will be limited to **Connect Housing Association staff only**.
Key aspects include:

- Hours of operation limited to typical working hours (e.g., 8:00 am – 6:00 pm, Monday to Friday);
- No overnight accommodation or public access;
- Occasional short-term use by field staff for welfare breaks, refreshments, or administrative tasks;
- Internal modifications limited to improving kitchen, toilet, and wash facilities.

No external alterations are proposed beyond minor repairs and maintenance. Parking requirements are minimal, as staff will visit on a rotational basis and the site is accessible via public transport and nearby public parking.

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5. Planning Policy Considerations

The proposed change of use aligns with the objectives of the **Kirklees Local Plan**, particularly policies relating to:

- **Efficient use of existing buildings** (Policy LP7);
- **Supporting employment and community infrastructure** (Policies LP10 and LP24);
- **Sustainability and wellbeing** (Policy LP24); and
- **Maintaining the vitality of mixed-use areas**.

The proposal contributes positively to the local economy and community infrastructure by enabling Connect Housing Association to deliver housing management and maintenance services more effectively, without introducing additional residential demand or amenity conflicts.

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6. Impact Assessment

- **Residential Amenity:** Minimal impact anticipated; the proposed use will generate less noise and activity than a residential occupancy, with no late-night or weekend use.
- **Traffic and Parking:** No material increase in traffic; staff will visit intermittently and not simultaneously.

- **Visual Impact:** No external changes proposed.
- **Environmental Considerations:** The proposal reuses an existing building sustainably, avoiding the need for new construction.

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7. Conclusion

The proposed change of use from a one-bedroom dwelling to a welfare drop-in facility for Connect Housing Association staff represents a sustainable and beneficial reuse of a small property that is no longer viable as a home.

The use will support staff welfare, operational efficiency, and sustainability objectives without causing adverse impacts on local amenity or character. The proposal fully aligns with the Kirklees Local Plan and national planning policy guidance on making effective use of existing buildings.

Accordingly, Connect Housing Association respectfully requests that Kirklees Council **grants planning permission** for the proposed change of use at **123 Trinity Street, Huddersfield**.