

PLANNING STATEMENT

Change of Use of First Floor Room to Support Existing Online Pharmacy

30 Moorcroft Avenue, Golcar, Huddersfield, HD7 4QH

1. Introduction

This Planning Statement is hereby prepared for the purpose of an application for a change of use of one room located on the first floor of 30 Moorcroft Avenue, Golcar, Huddersfield, to accommodate additional space for the existing business operating on the ground floor.

There will be no external or internal construction works carried out for this application. There will be no change to the external appearance of the property, there will be no additional commercial signs, and no alterations to access or parking arrangements.

2. Existing Use of the Property

The property is currently in mixed use:

- Ground Floor: Operated as an online pharmacy business
- First Floor: Residential accommodation

The pharmacy operates solely as a delivery-only service, and members of the public do not enter the premises to collect their medication. Orders are placed online or over the telephone, and medication is delivered to the customer.

The space on the ground floor is limited, and it has been found that it is no longer sufficient space for the safe and efficient dispensing, packaging, and storage of medication, as demand has increased.

3. Purpose of the Proposed Change of Use

The proposed change of use relates to one room on the first floor (identified as “Bedroom 2 / Lounge” on the submitted plans).

This room will be used to:

- Support the existing pharmacy operations
- Provide additional space for dispensing and packing medication
- Improve safety and operational efficiency
- Reduce overcrowding within the ground-floor workspace

The business will continue to operate in the same manner as at present, with no change to its nature, scale, or customer interaction.

4. Business Operations (Current and Proposed)

Nature of the Business:

The pharmacy operates as a delivery-only online service:

- No in-person customer visits
- No collection of goods or medication by customers
- Orders placed online or by phone
- Products transferred to customers by delivery only

This will remain unchanged following the approval of the application.

Deliveries to the Site:

Inbound deliveries (stock):

- Deliveries to the site will be made twice daily, at approximately 09:00 and 16:00, Monday to Friday only.
- No deliveries will be made on Saturdays, Sundays, or Bank Holidays.

Outbound deliveries (to customers):

- All products are delivered directly to customers.
- There will be no customer visits to the property and no on-site collection of goods.

There will be no increase in delivery activity as a result of the proposed change of use.

5. Opening Hours

The current opening hours of the business are:

- Monday to Friday: 09:00 – 18:00
- Weekends: Closed
- Bank Holidays: Closed
- No commercial activities take place on Saturdays, Sundays, or Bank Holidays.
- The proposed opening hours are the same as the current opening hours.

6. Residential Use

The property will retain its residential use alongside the business use, and no more than two occupants will continue to live on site. Only one room on the first floor is proposed to be used for business support purposes.

7. Employees

The total number of employees proposed in the business is four:

- 2 full-time employees
- 2 part-time employees

There will be no more than three employees working on site at any one time.

Working hours will be split as follows:

- 2 employees: 09:00 – 13:00 and 14:00 – 18:00
- 1 employee: 09:00 – 13:00
- 1 employee: 14:00 – 18:00

Working hours will be the same Monday to Friday, with no working on weekends or Bank Holidays.

8. Office Space

There is no additional usable office space within the application property.

The room proposed is solely to support pharmacy operations and does not constitute a separate office use.

9. Signage

There will be no additional commercial signage erected as part of the development, including:

- No illuminated signage
- No external branding
- No shutters

10. Planning Considerations

The proposal:

- Does not alter the external appearance of the building
- Does not increase traffic or parking demand
- Does not affect neighbouring residential amenity

- Retains residential use of the property
- Supports a local healthcare service
- Improves safety and operational efficiency

11. Conclusion

The proposed change of use of one first-floor room is necessary to support the continued operation of an established online pharmacy business that has outgrown its existing ground-floor accommodation.

The proposal retains residential use, introduces no public access, does not extend operating hours, does not add signage, and does not increase disturbance.

For these reasons, the development is considered appropriate, proportionate, and acceptable in planning terms.