hinchliffe

CLIENT:

Equa Pharma Limited

TITLE:

Sequential Test

PROJECT:

Change of use from first floor residential flat (C3) to office (E(g)(i).



DATE:

15.04.2026

REF:

332-25-R1

Rev. A

LOCATION:

22 Holly Bank Road
Lindley
Huddersfield
West Yorkshire
HD3 3LX

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
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1.0 INTRODUCTION

Hinchliffe Architecture & Design Ltd have been requested by the Planning Officer delegated to application 2025/93214 – 22 Holly Bank Road, Lindley, Huddersfield, HD3 3LX – Change of use from first floor residential flat (C3) to office (E(g)(i) to provide a sequential test for Lindley in compliance with LP13 of the Local Plan.

2.0 Sequential Test

Having reviewed the available information relating to available existing, comparable, residential 2 bedroom flats in the immediate area (Lindley +1/4 mile) there are currently 41 available for sale and a further 44 available to rent. Some of the available properties for sale have been advertised since December 2022 with no sale secured. The immediate location of the application site is saturated with available residential accommodation for 2 bedroom flats outweighing any public demand.

On review of available commercial office space within the Town Centre, of what is likely to be a comparable rental amount (circa £500-£600pcm) there are only 2 available premises – both of these are shared office space/serviced office space. These are not directly comparable with the proposals as it is not intended that there will be shared communal areas and facilities with this application. Furthermore, both available properties do not provide any parking arrangements – conversely there is on street parking in abundance at the application site. Other available premises in the Town Centre are in excess of £900pcm – this is simply unaffordable to small businesses, particularly start-up businesses, that will require an affordable premises to allow them to grow.

Looking into Lindley as a whole, there is only 1 commercial office space available for rent demonstrating the local demand for the applicants proposals.

(all information above has been obtained via Rightmove and is publicly available)

3.0 Conclusion

The existing first floor flat is currently unoccupied and has been for some time. It is unlikely a tenant can be found for the property given the number of available properties of a similar nature in the immediate vicinity that are also unoccupied. The proposals will provide a spilt unit comprising of a independent ground floor office space and an independent first floor office space each with their own pedestrian access. This will allow the applicant to either offer each floor as individual office space to separate businesses or as a single unit depending on demand. As independent units this will provide start up size office accommodation for a multitude of tenants or as a collective will appeal to those looking to increase their existing office space taking on both floors.
The application site is sequentially preferential to any available Town Centre unit as it offers affordable flexible self-contained office space, with on street parking in a thriving suburb of Lindley. There are simply no comparable office spaces available within the Town Centre.
In addition, the proposals are modest, only 57m2 of additional commercial floor space is proposed.

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4.0 AGENT REQUEST

Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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