

PLANNING STATEMENT.

**Proposed Roof Lift to Form Two Additional Apartments and Associated External Works
59A Huddersfield Road, Mirfield, WF14 8AA**

APPLICATION REFERENCE : 2025/93283

APPLICANT : H&H HOLDINGS

1. INTRODUCTION.

This Planning Statement has been prepared in support of a full planning application for the erection of a roof lift over the existing mixed-use building at 59A Huddersfield Road, Mirfield, to provide two additional residential apartments, together with associated external works including a new roof structure, render and cladding treatments, and revised external window openings.

The existing building comprises two ground-floor retail units (Use Class E) with four residential apartments above. Constructed in 2006, the building has since become visually tired and does not make a meaningful positive contribution to the character of the Huddersfield Road street scene. The proposals seek to deliver additional high-quality residential accommodation in a sustainable town-centre location, whilst substantially improving the appearance and architectural quality of the building.

This statement assesses the proposal against relevant local and national planning policies and demonstrates that the development represents a sustainable, well-designed, and policy-compliant enhancement to the site.

2. SITE DESCRIPTION AND SURROUNDING AREA.

The site is located on Huddersfield Road, a principal route through Mirfield town centre and a designated local centre within the Kirklees Local Plan. The surrounding area displays a varied architectural context, with two- and three-storey commercial and residential buildings forming a mixed and active townscape.

The existing building occupies a prominent roadside position. In terms of height and massing, the building is modest relative to some neighbouring structures, several of which incorporate roof accommodation or taller ridge heights. This forms an important contextual reference for the proposed roof lift.

The site benefits from excellent accessibility to public transport, retail services, community facilities and employment opportunities. It represents an inherently sustainable location for additional residential development.

3. PROPOSED DEVELOPMENT.

The proposed development includes:

- A roof lift to increase the building height and accommodate two additional self-contained apartments.
- Construction of a new roof form, designed to reflect the scale and proportions of neighbouring buildings.
- Introduction of high-quality external materials, including:
 - Newly applied render to refresh tired façades.
 - Contemporary cladding to provide definition and visual interest.
 - Adjusted window proportions and openings to improve architectural coherence.
- Associated external works to enhance the overall appearance and longevity of the building.

The internal layout of the proposed units will provide modern, high-quality accommodation that meets applicable space and amenity standards.

4. DESIGN AND TOWNSCAPE CONSIDERATIONS.

4.1 SCALE, MASSING AND VISUAL IMPACT.

The proposed roof lift has been carefully designed to ensure it sits comfortably within the established character of Huddersfield Road. The resulting building height is comparable to adjacent and nearby properties, ensuring the development does not appear overbearing or disproportionately scaled.

Instead, the proposal helps rationalise the roofscape along this part of the street, creating a stronger sense of visual continuity and improving the overall townscape quality.

4.2 APPEARANCE AND MATERIALS.

The current building has become dated, with materials and detailing that no longer positively contribute to the character of the town centre. The replacement materials—including modern render and cladding—will significantly enhance the aesthetic quality of the property.

The revised fenestration strategy introduces more balanced proportions and elevates the architectural approach. Collectively, these changes ensure the building will positively contribute to the street scene upon completion.

5. RESIDENTIAL AMENITY.

The proposal achieves a high standard of internal amenity for future residents, including appropriate levels of daylight, outlook and privacy. The roof lift has been designed so as not to generate unacceptable overlooking or overshadowing impacts on neighbouring buildings.

The relationship between the proposed development and adjoining properties remains appropriate, with no material harm expected to the amenity of existing occupants or neighbours.

6. ACCESS AND SERVICING.

Access to the existing apartments and retail uses is maintained without alteration. The new units will be accessed via the existing communal entrance and circulation spaces, upgraded where required to meet building regulations and safety standards.

Servicing arrangements for the retail units remain unaffected, and waste storage and collection for all dwellings can continue to be adequately accommodated.

7. PLANNING POLICY ASSESSMENT.

7.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The proposal accords with the following key elements of the NPPF:

- Presumption in favour of sustainable development (Para 11): The site's central location, access to public transport and re-use of previously developed land constitute sustainable growth.
- Delivering a sufficient supply of homes (Chapter 5): The development provides two much-needed apartments and makes efficient use of existing land and infrastructure.
- Effective use of land (Chapter 11): The scheme increases residential density in a manner that respects local character.
- Achieving well-designed places (Chapter 12): The proposal enhances local character through improved architectural quality and sensitive scale management.

7.2 KIRKLEES LOCAL PLAN POLICIES.

The development aligns with the following policies:

- LP01 – Presumption in favour of sustainable development: Supports development in accessible locations such as town centres.

- LP02 – Place Shaping: The proposals contribute to an attractive, vibrant local centre with improved building design.
- LP24 – Design: The scheme enhances visual appearance, respects local character, and safeguards residential amenity.
- LP28 – Drainage: The development can be accommodated without adverse drainage or flood impacts.
- LP63 – Housing Needs: Supports the delivery of additional residential units to meet local housing demand.

The proposal is fully consistent with the overarching aims of the Local Plan to encourage sustainable, well-designed development.

8. IMPACT ON THE STREET SCENE.

The uplift in ridge height has been designed to align sympathetically with neighbouring properties and will not introduce a dominant or intrusive element in the streetscape. The enhanced materials and façade treatment will significantly improve the building's contribution to the local environment.

Upon completion, the building will present a more contemporary, robust and visually cohesive appearance, addressing its current deficiencies and enhancing the character of Huddersfield Road.

9. SUSTAINABILITY CONSIDERATIONS.

The development promotes sustainable land use by:

- Reusing previously developed land.
- Increasing housing capacity without additional land take.
- Locating housing in close proximity to services, transport, retail and employment.
- Enhancing the building's long-term energy performance through updated materials and construction methods.

This approach supports both local and national sustainability objectives.

10. CONCLUSION.

This Planning Statement has demonstrated that the proposed roof lift and associated external improvements at 59A Huddersfield Road, Mirfield:

- Deliver two much-needed residential units in a highly sustainable location.
- Enhance the architectural character, quality and appearance of a building that currently underperforms within the townscape.
- Respect neighbouring amenity and maintain appropriate access and servicing.
- Accord with the provisions of the NPPF and the Kirklees Local Plan, particularly in relation to design, place shaping, sustainable development, and housing delivery.

The proposal represents a well-considered and beneficial form of development. There are no material planning reasons to withhold consent, and the application should therefore be supported to enable a 2026 housing delivery.

Yours Sincerely,

Jake Hinchliffe

Director

Orange Design Studio Limited