

Tuesday 24 February 2026

Design and Access Statement

Property Ref: 7 Commercial Road, Dewsbury, WF13 2BD

1.00 Introduction

1.01 I am writing in reference to the above property, in support of a Certificate of Lawfulness application

1.02 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy.

2.00 Use

2.01 The existing property has been used as a MOT Centre since as early as 2009.

2.02 The proposal seeks to obtain a Certificate of Lawfulness application to establish the B2 Use Class for this property.

3.00 Design & Appearance

3.01 There are no proposed changes to the existing property.

4.00 Access

4.01 The existing access from Commercial Road will be maintained.

5.00 Conclusion

5.01 The proposal seeks to establish the B2 use class which has been operating from this site from before 2009.

5.02 There is a presumption in favour of sustainable developments, in accordance with the NPPF. The application is therefore considered to be in line with both local and national planning policy.

Yours sincerely

REDACTED

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