

1267 LEEDS ROAD - PLANNING STATEMENT

Change of Use: C3 to Use Class E(e)

Proposed Medical / Health Services Use

1267 Leeds Road, Bradley, Huddersfield, HD5 0RJ

This statement supports a full planning application for the change of use of 1267 Leeds Road from a single dwellinghouse (Use Class C3) to Medical and Health Services (Use Class E(e)). The proposed use will operate strictly on an appointment-only basis. No external alterations are proposed.

- **Nature of the Proposed Use**

The premises will provide consultation and treatment services falling within Use Class E(e). The scale of the operation is modest, with controlled staffing levels and staggered appointments to prevent congregation or intensification of activity.

- **Opening Hours**

The proposed operating hours are Monday to Friday 9:30am to 8:00pm and Saturday 9:30am to 4:00pm. No Sunday or Bank Holiday opening is proposed. The hours represent controlled daytime and early evening service provision and do not extend into late-night operation.

- **Residential Amenity**

The development does not introduce external plant, amplified sound, or industrial processes. All activities are undertaken internally. The reduced weekday closing time further limits any potential evening disturbance. No external air conditioning units, extraction systems, or external plant are proposed

- **Highways and Accessibility**

The property is located on a principal transport corridor characterised by mixed residential and commercial uses. The proposal represents a small-scale professional service use appropriate to this transitional frontage location and does not undermine the overall residential function of the wider area. The appointment-only model ensures limited and staggered arrivals, comparable to other small professional service uses within Class E.

- **Planning Policy Context**

The proposal aligns with the National Planning Policy Framework (NPPF) by supporting sustainable economic growth and the reuse of existing buildings. The modest scale ensures no material harm to residential amenity or local character.

The application site is positioned on a principal transport corridor characterised by a mix of residential and commercial uses, making it suitable for a modest professional service use within Class E(e). The proposal does not involve external alterations, intensification of built form, or late-night operation, and will operate on a controlled appointment-only basis. The applicant would accept a condition restricting the use to Class E(e) and to the submitted opening hours to provide certainty and safeguard residential amenity. The proposed change of use represents a sustainable and appropriate reuse of an existing building. The development preserves residential character, safeguards amenity, and supports small-scale economic activity. Planning permission is respectfully sought.