

Planning Statement

Retrospective Application for Change of Use of part of an existing residential kitchen to allow small-scale home cooking for takeaway and delivery purposes.

At: 15 Warwick Road, Batley

Introduction

This statement supports a retrospective planning application for the change of use of part of an existing residential kitchen at 15 Warwick Road, Batley, to allow small-scale home cooking for takeaway and delivery purposes.

Site and Property Description

The business operates from a mid-terraced residential property at 15 Warwick Road. The kitchen remains primarily a domestic kitchen, with only a portion of its use associated with the small-scale food preparation activity.

Nature and Scale of the Business

The activity is modest in scale and is carried out solely by the occupant of the property. Approximately 5–7 pre-orders are taken each day. Orders are prepared within the existing domestic kitchen using standard household appliances.

The level of cooking undertaken is comparable to that of a typical large family and does not exceed what would reasonably be expected within a residential setting.

Hours of Operation

The business operates between 12:00 pm and 8:00 pm, Monday to Sunday, including bank holidays. These hours are limited and fall within typical daytime and early evening periods.

Traffic, Access, and Parking

Customer activity is minimal. Orders are either:

- collected occasionally by customers, or
- delivered directly by the applicant.

As a result, the number of vehicle movements associated with the business is very low. There is no significant increase in traffic, parking demand, or disturbance to neighbouring properties. Overall, the level of comings and goings remains consistent with normal residential use.

Noise, Odour, and Environmental Considerations

Cooking is carried out using standard domestic equipment. The kitchen is fitted with a domestic extractor hood above the cooker, which is connected to the chimney via a flue liner. This setup is typical for residential properties and effectively manages cooking odours.

No commercial-scale equipment, ventilation systems, or external alterations have been installed.

Impact on Residential Amenity

Given the small scale of the operation, limited customer visits, and domestic nature of the cooking, the use does not give rise to noise, odour, or disturbance beyond what would normally be expected from a household of similar size.

The activity is compatible with the residential character of the area and does not adversely affect neighbouring amenity.

Conclusion

The proposal represents a modest, home-based business that operates within the limits of normal residential activity. It does not generate significant traffic, noise, or environmental impacts and remains fully compatible with the residential use of the property.

For these reasons, it is considered that the retrospective change of use should be supported by the Local Planning Authority.