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Design and Access Statement

9 New Hey Road, HD3 4AQ

Huddersfield



Introduction

1.0 - Proposal for change of use from C3 Dwellinghouse to E(e) Medical or health services

1.1 - Context

The property at **9 New Hey Road, Huddersfield, HD3 4AQ** is located in the Marsh suburb of Huddersfield, within the Kirklees metropolitan borough in West Yorkshire, England.

Property context

This is a semi-detached residential property (or similar traditional dwelling), consistent with the typical housing along this section of New Hey Road in the HD3 4AQ postcode. Properties here are generally older semi-detached or terraced homes from the Victorian or early 20th-century era.

The immediate area features a mix of residential dwellings, though the street has seen some evolution toward small-scale professional or service uses (e.g., nearby properties have accommodated clinics or similar). The building's layout and scale appear suitable for low-impact professional services, with potential for discreet signage, off-street access considerations, and minimal external alterations.

Location and surrounding area

The property sits in Marsh, a popular and established suburb about 1 mile (roughly 1.5 km) west of Huddersfield town centre. Marsh offers a desirable urban-suburban balance, with wide streets lined by period housing, a strong community vibe, and good accessibility. It borders areas like Paddock, Lindley, Edgerton, and Salendine Nook, and falls within the Greenhead ward.

- Convenient positioning near main routes such as Westbourne Road (A640), facilitating easy links to the M62 motorway, Huddersfield centre, and neighbouring towns.
- A lively local scene with independent shops, cafes, services, and small businesses contributing to a self-contained, community-focused high street atmosphere in parts of Marsh—often praised for its friendly, local traders and neighbourhood feel.
- Proximity to amenities like Greenhead Park (a substantial public green space nearby), schools, everyday conveniences, and public transport options into the town centre.
- A mixed demographic of families, professionals, and residents who value the area's blend of residential tranquillity and practical urban access.

- The site is a mixed use area of residential and commercial.
- The site does not fall within a conservation area.
- The property is not identified as a listed building.

Proposal

2.0 - Change of use from C3 Dwellinghouse to E(e) Medical or health services

- This application seeks planning permission for the change of use of the existing dwellinghouse at 9 New Hey Road, Huddersfield, HD3 4AQ from residential (Use Class C3) to a podiatry clinic (Use Class E) to enable the provision of professional foot health services

3.1 Appearance

- Externally there will be no change in the physical fabric of the building.
- Internally the layout of the property will not be changing other than uses of the rooms.

Ground floor will incorporate,

- Waiting/Reception area
- Treatment Room
- Kitchen Area

First floor will incorporate,

- Admin Office
- Consultation Room
- Store Room

3.2 Access, Parking and Garden

- Access to the property is off New Hey Road.
- The access remains unaffected.
- The rear garden is approximately 135 Square metres and remains unaffected
- Parking currently provides two spaces which it will continue to do.

3.3 Pre-application neighbour consultation

- Direct neighbours have been consulted in regards to the proposed use. They shared no issues or concerns due to the limited disturbance. Taking into account the property is 3 bedrooms and more suited to a small family. A podiatrist would create lower amounts of footfall and noise in comparison.

3.3 Justification of Work

The proposed change of use from a dwellinghouse (Use Class C3) to a small-scale podiatry clinic (Use Class E) is justified on the following grounds:

The application site at 9 New Hey Road, Huddersfield, HD3 4AQ is a semi-detached residential property in the established Marsh suburb, an accessible and sustainable location approximately 1 mile from Huddersfield town centre. The surrounding area features a mix of residential properties alongside small-scale local services, shops, and community facilities, reflecting a vibrant yet predominantly residential character that supports low-impact professional uses.

The proposed podiatry clinic would operate on an appointment-only basis with limited daily patient numbers, resulting in minimal additional traffic, noise, or disturbance compared to the existing residential use. No significant external alterations are proposed, preserving the building's residential appearance and ensuring the change integrates discreetly into the street scene without harming local visual amenity or character.

This use aligns with national planning policy objectives to promote sustainable development, including the efficient re-use of existing buildings and the provision of accessible local services. In the context of the Kirklees Local Plan, the proposal supports community health and well-being by delivering professional foot health care in a convenient suburban location with good public transport links, proximity to amenities such as Greenhead Park, and adequate on-street parking availability.

Overall, the development would cause no material harm to residential amenity, highway safety, or the wider neighbourhood, while providing a positive contribution to local healthcare provision.

3.4 Relevant Planning Policies

The proposal complies with relevant national and local planning policies, which support sustainable development, the efficient re-use of existing buildings, and the provision of community services such as health facilities, while protecting residential amenity and local character.

National Planning Policy Framework (NPPF, December 2024 as amended)

The NPPF is a material consideration in determining planning applications. Key relevant provisions include:

- Paragraph 8: Achieving sustainable development, including the provision of commercial development and supporting infrastructure in a sustainable manner.
- Paragraph 11: Presumption in favour of sustainable development, where applications should be approved without delay unless material considerations indicate otherwise.
- Paragraph 96: Promoting healthy and safe places that enable and support healthy lives, prevent ill-health, and reduce health inequalities.
- Paragraph 124–125: Promoting effective use of land, including the re-use of under-utilised buildings and brownfield land within settlements to meet identified needs, with substantial weight given to suitable previously developed sites.
- Paragraph 135: Requiring developments to achieve well-designed places that are sympathetic to local character and maintain high standards of amenity for existing and future occupiers.

These policies favour the re-use of an existing residential property in an accessible suburban location for a low-impact professional service like a podiatry clinic, which contributes to local healthcare provision without significant environmental or amenity harm.

Kirklees Local Plan (Adopted 27 February 2019)

The Kirklees Local Plan provides the statutory development plan framework for the district. Relevant policies include:

- **Policy LP1 (Delivering Strategic Priorities):** Supports development that contributes to sustainable growth, including community facilities and health services that enhance well-being in accessible locations.
- **Policy LP2 (Supporting the Economy):** Encourages small-scale business and service uses that diversify the local economy and provide community benefits, particularly where they re-use existing buildings with minimal impact.
- **Policy PLP 35 (Protecting amenity)** (or equivalent general amenity protection policies in the adopted plan): Requires proposals to maintain a high standard of amenity for neighbouring occupiers, including appropriate management of noise, disturbance, traffic, and visual impact. The proposal's appointment-only, low-intensity operation aligns with this by avoiding significant additional activity beyond typical residential levels.
- **Policy PLP 11 (Design):** Seeks high-quality design that respects local character, with no major external changes proposed to preserve the residential appearance of the semi-detached property in this established street scene.

- General principles in the Strategy and Policies document support the re-use and conversion of existing buildings where compatible with the area's character and sustainable objectives.

The site at 9 New Hey Road is not subject to specific allocations or designations (e.g., no Green Belt, conservation area, or employment land constraints) that would preclude this change of use. The proposal is therefore considered acceptable in principle, as it represents a sustainable, low-impact adaptation of an existing building to deliver local health services in a well-connected suburban area with good access to public transport, amenities, and parking.

4.0 Conclusion

This application proposes a straightforward change of use from a residential dwellinghouse (Use Class C3) to a small-scale podiatry clinic (Use Class E) at 9 New Hey Road, Huddersfield, HD3 4AQ. The property is well-suited to this low-impact professional use, located in the accessible and sustainable Marsh suburb with excellent links to local amenities, public transport, and on-street parking.

No external alterations are proposed, ensuring the building retains its residential appearance and integrates seamlessly into the established street scene. Internally, the layout will be adapted to include essential clinic functions (waiting/reception, treatment room, consultation room, admin office, and storage), while the rear garden and existing parking provision remain unaffected.

The proposal causes no material harm to residential amenity, highway safety, or the character of the area, as the clinic will operate on an appointment-only basis with limited patient numbers and minimal additional activity. Pre-application neighbour consultation has been undertaken, with direct neighbours informed of the proposed use; they raised no issues or concerns, noting that the podiatry clinic would generate lower levels of footfall and noise compared to the property's previous use as a three-bedroom family dwelling.

The proposal aligns fully with national and local planning policies, including the NPPF's emphasis on sustainable development, effective re-use of existing buildings, and supporting healthy communities, as well as relevant Kirklees Local Plan policies promoting community services, economic diversity, amenity protection, and good design.

Overall, the change of use represents a positive, proportionate adaptation that will deliver accessible local foot health services without compromising the neighbourhood. The proposal is therefore acceptable in principle and is respectfully recommended for approval.