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Design and Access Statement

264 Manchester Road, HD4 5AA

Huddersfield



1. Introduction

1.1 Purpose of the Statement

This Design and Access Statement has been prepared in support of a planning application for a proposed change of use at 264 Manchester Road, Huddersfield, HD4 5AA. It outlines the site context, existing conditions, and the design and access considerations relevant to the proposed development. The statement demonstrates how the proposal responds positively to its surroundings and complies with local and national planning policy.

1.2 Site Location

The site is located on Manchester Road (A62), a major arterial route linking Huddersfield town centre with the surrounding districts of Crosland Moor, Milnsbridge, and Linthwaite. This stretch of Manchester Road is characterised by a continuous ribbon of commercial activity, including light-industrial units, vehicle-related services, small retail premises, and food-and-drink uses. Residential streets sit behind the main road, but the immediate frontage is distinctly commercial in character.

1.3 Surrounding Context

The surrounding area comprises a mix of:

- Automotive services (tyre centres, repair garages, MOT stations)
- Small-scale retail and convenience outlets
- Takeaways and local food businesses
- Light-industrial and workshop units
- Adjoining attached properties are residential

This creates a robust mixed-use environment where commercial activity is well established and where changes of use between compatible commercial uses are common and generally well integrated.

The surrounding area demonstrates a long-established pattern of residential properties coexisting alongside a variety of commercial uses along Manchester Road. This mixed-use relationship has operated for many years without recorded conflict, indicating that commercial activity and nearby housing have historically functioned in a compatible and mutually acceptable manner.

1.4 Existing Building

The existing premises at No. 264 form part of a subdivided commercial block. The rear of the block has historically always been used for automotive-related operations, including tyre services and motor-vehicle repairs. The building comprises workshop-style units with roller shutters, forecourt space, and associated customer parking. Its scale, form, and layout are typical of the commercial frontage along this section of Manchester Road.

1.5 Most Recent Use

The last known use of the premises was as Aroma Restaurant & Grill, a Bangladeshi/Indian restaurant offering dine-in and takeaway services. The business operated with evening opening hours and a “bring your own alcohol” policy, providing a well-established food-and-drink use at the site until its closure.

- 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 Class E(b) – Sale of food and drink to Class C3 – Dwellinghouses

2.1 Appearance

Externally the changes to the fabric of the building will include;

- Windows replacement of the large front window for the restaurant, the cill height is to be raised to match that of the neighbouring residential properties. Materials used will be matching that of the existing brick work.
- The existing entrance will infill the side windows. Materials used will be matching that of the existing brick work.
- There will be an additional new entrance and window in the single storey element.

The Rear Elevation changes include;

- The rear door will be replaced by a window.

Internally the changes include;

- Formation of 3 independent 1 bedroom flats that include living room, bathroom, kitchen areas.

2.2 Access, Parking and Garden

- Access to the property is off Manchester Road.
- The access remains unaffected.
- The rear area will provide 3 parking spaces to the rear.
- The property and garages behind are all owned by the applicant which allows flexibility in allowing space for parking whilst allowing the businesses to also maintain enough space for customers.

2.3 Pre-application neighbour consultation

- Local businesses have been consulted and have raised no concerns or objections. All believe the proposal will improve parking and noise concerns. The restaurant and previous restaurants within the same location have all had issues due to parking.

3.0 Justification of Works

3.1 Principle of Development

The proposed change of use from Class E(b) (Restaurant) to Class C3 (Dwellinghouses) represents an efficient and sustainable reuse of an existing commercial unit within a long-established mixed-use corridor. Manchester Road accommodates a broad range of commercial and residential uses, and the introduction of three self-contained residential flats is fully consistent with the area's established pattern of development. The proposal supports the wider planning objective of making effective use of previously developed land while contributing to local housing supply.

3.2 Compatibility with Surrounding Uses

The site is located within a mixed environment where residential properties sit immediately adjacent to commercial premises. This relationship has existed for decades without conflict, demonstrating that residential and commercial uses can operate harmoniously in this location. The proposed residential use is inherently less intensive than the former restaurant use, which generated higher levels of evening activity, customer turnover, and associated parking demand. As such, the proposal is expected to reduce noise, disturbance, and traffic movements, thereby improving the amenity of neighbouring occupiers.

3.3 Reduction in Parking and Noise Impacts

The previous restaurant use experienced ongoing issues relating to customer parking and evening-time noise. Local businesses consulted during pre-application discussions confirmed that the former use often resulted in congestion and operational difficulties. The proposed residential use will significantly reduce these impacts. The provision of three dedicated parking spaces to the rear—supported by the applicant's ownership of the wider rear yard and garages—ensures that the development can be accommodated without placing pressure on surrounding businesses or the highway network.

3.4 Suitability of the Building for Residential Conversion

The building's scale, form, and layout lend themselves well to residential conversion. The proposed external alterations are modest, sympathetic, and designed to integrate with the adjoining residential properties. Raising the front window cill height and infilling the former restaurant entrance will create a more domestic appearance consistent with neighbouring dwellings. Internally, the formation of three one-bedroom flats provides an appropriate standard of accommodation, with each unit benefiting from clearly defined living, kitchen, and bathroom spaces.

3.5 No Heritage or Conservation Constraints

The site is not located within a conservation area, nor is the building listed. As such, there are no heritage constraints that would restrict or complicate the proposed change of use. The works are limited in scale and will not alter the character of the wider street scene.

3.6 Contribution to Local Housing Need

The proposal delivers three additional residential units in a sustainable, accessible location close to public transport routes, local services, and employment opportunities. This aligns with national and local planning policy objectives that encourage the delivery of new homes in urban areas, particularly through the reuse of existing buildings.

4.0 Relevant Planning Policies

The proposed change of use from a former restaurant (Class E(b)) to three residential flats (Class C3) complies with the relevant national and local planning policies that support sustainable development, the efficient re-use of existing buildings, and the delivery of new homes in accessible urban locations. The proposal also protects residential amenity and respects the established mixed-use character of Manchester Road.

4.1 National Planning Policy Framework (NPPF, 2023 as amended)

The NPPF is a material consideration in the determination of planning applications. Several key provisions support the proposed development:

Paragraph 8 – Achieving Sustainable Development

The NPPF emphasises the need to balance economic, social, and environmental objectives. The proposal reuses an existing building, reduces the intensity of activity compared with the former restaurant use, and provides new housing in a sustainable location.

Paragraph 11 – Presumption in Favour of Sustainable Development

Planning applications that accord with the development plan should be approved without delay. The proposal aligns with both national and local policy objectives and represents a sustainable form of development.

Paragraphs 119–121 – Making Effective Use of Land

The NPPF gives substantial weight to the reuse and conversion of existing buildings, particularly previously developed land within settlements. The proposal optimises the use of an under-utilised commercial unit and contributes to local housing supply.

Paragraph 130 – Achieving Well-Designed Places

Development should be visually attractive, sympathetic to local character, and provide a high standard of amenity for existing and future occupiers. The proposed external alterations are

modest, respectful of neighbouring residential properties, and improve the building's domestic appearance.

Paragraph 92 – Promoting Healthy and Safe Communities

Replacing a high-intensity restaurant use with low-intensity residential accommodation reduces noise, traffic, and evening disturbance, thereby improving the amenity of the surrounding area.

4.2 Kirklees Local Plan (Adopted 2019)

The Kirklees Local Plan forms the statutory development plan for the district. The proposal aligns with the following key policies:

LP01 – Presumption in Favour of Sustainable Development

Supports development that contributes to sustainable growth and efficient use of land. The proposal reuses an existing building and provides much-needed housing in a sustainable location.

LP02 – Place Shaping

Encourages development that respects local character and supports the vitality of established communities. The proposal integrates well with the mixed-use nature of Manchester Road and enhances the transition between commercial and residential uses.

LP24 – Design

Requires high-quality design that respects the character of the area, protects amenity, and ensures safe access. The proposed alterations are modest, use matching materials, and maintain the established street scene.

LP21 – Highway Safety

Development must not prejudice highway safety or parking provision. The proposal provides three dedicated parking spaces to the rear, reducing pressure on the highway network and improving conditions compared with the former restaurant use.

LP28 – Drainage

As the proposal involves conversion rather than new build, it does not introduce additional drainage impacts.

LP30 & LP33 – Biodiversity and Trees

The site contains no ecological features or trees of significance. The proposal has no impact on biodiversity.

4.3 Site Designations and Constraints

- The site is not within a conservation area.
- The building is not listed.
- There are no restrictive allocations in the Local Plan that would prevent residential use.
- The mixed-use character of the area supports the principle of residential accommodation alongside commercial uses.

4.4 Summary of Policy Compliance

- The proposal is fully compliant with both national and local planning policy. It:
- Reuses an existing building in a sustainable urban location
- Provides three new residential units contributing to local housing need
- Reduces noise, traffic, and parking pressures compared with the former restaurant
- Enhances the building's appearance in a manner consistent with neighbouring dwellings
- Maintains safe access and adequate parking provision
- Supports the long-established mixed-use character of Manchester Road

5.0 Conclusion

The proposed change of use at 264 Manchester Road, Huddersfield, HD4 5AA from a former restaurant (Class E(b)) to three self-contained residential flats (Class C3) represents a sustainable, policy-compliant, and contextually appropriate form of development. The site is located within a long-established mixed-use corridor where residential and commercial uses have coexisted harmoniously for many years. The introduction of residential accommodation is fully compatible with this setting and reflects the established pattern of development along Manchester Road.

The proposal makes efficient use of an existing building, optimising previously developed land in accordance with both the National Planning Policy Framework and the Kirklees Local Plan. The modest external alterations respect the character of the surrounding area, particularly the adjoining residential properties, while the internal layout provides a good standard of accommodation for future occupiers.

The change of use will also deliver clear amenity benefits. The former restaurant generated higher levels of noise, evening activity, and parking demand. In contrast, the proposed residential use is significantly lower in intensity and will reduce pressure on the surrounding highway network. The provision of three dedicated parking spaces to the rear—supported by the applicant’s ownership of the wider yard—ensures that the development can be accommodated without adverse impact on neighbouring businesses or residents.

There are no heritage, conservation, ecological, or drainage constraints affecting the site, and pre-application engagement with nearby businesses has confirmed support for the proposal, particularly in relation to improved parking conditions and reduced disturbance.

Overall, the development represents a positive and sustainable enhancement of the site. It delivers new housing in a highly accessible location, improves local amenity, respects the character of the area, and aligns fully with national and local planning policy objectives.