Kirklees Council

Development Management

29 March 2026 Our Ref: TP9926

FAO Kevin Walton

Dear Sirs,

NOTIFICATION OF PROPOSED CHANGE OF USE CLASS MA – COMMERCIAL, BUSINESS AND SERVICE USES TO DWELLINGHOUSES - I M AND A N SANDY CHIROPODISTS, 84, BIRKBY LODGE ROAD, BIRKBY, HUDDERSFIELD, HD2 2BL

We submit this notification following the recent refusal of application 2026/90155 on the 8 March 2026. The sole reason for refusal is set out below.

The proposed development would not meet the required nationally described space standards (NDSS), contrary to Article 3(9A) (B) of the Town and Country Planning (General Permitted Development) (England) Order (as amended).

This practice were not involved in the previous application but were asked for advice following the above decision. They were not aware of NDSS standards and presented floor plans that reflected the original use of the building as a residential bungalow not knowing that it fell below NDSS standards.

Following our discussion with Kevin Walton, we now submit floor plans that meet the NDSS standards. Given this was the only reason for refusal, we trust that a decision can be issued quickly.

Kind regards,

Suite 6, Firth Buildings, 103 Leeds Road, Dewsbury WF12 7BU
Mob 07770514721 & 07984515032 www.d5planning.com
E-mail d5planning@outlook.com

David Storrie

David Storrie Dip TP, MRTPI

Suite 6, Firth Buildings, 103 Leeds Road, Dewsbury WF12 7BU
Mob 07770514721 & 07984515032 www.d5planning.com
E-mail d5planning@outlook.com