

# TOWN CENTRE USES JUSTIFICATION

33 Union Street

Dewsbury

WF13 1AS

## Proposal

Change of Use of Shop on Ground Floor (Use Class E) to 1 No. Self-Contained Residential Flat (Use Class C3) (1 bed – 1 person), Replacement of Existing Shopfronts to Aluminium Shopfronts, Alterations to Openings to Rear, and Provision of Cycle Storage and Bin Storage.

## Prepared by

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## 1.0 INTRODUCTION

This Justification is submitted on behalf of the applicant who owns the property at 33 Union Street in the Town Centre of Dewsbury. The application focuses on the vacant ground floor of the building which has previously been used as commercial use.

The application site relates to a two storey terraced building positioned on the corner of Union Street and Bond Street in the Town Centre of Dewsbury. The ground floor consists of three retail units (Class E). The property as a whole has been empty and vacant for a number of years and in a poor state of repair. The property has been empty and vacant and has been for about 1.5 years.

The building has recently been purchased by the applicant through auction, and there is little desire in this particular area of the town centre for all of the property to be used for Class E purposes, therefore a residential flat similar to those around the site is being proposed in this instance which helps regeneration of the town centre and makes use of an empty building.

### Policy

In the context of the **Kirklees Local Plan**, policies LP13 and LP15 direct the development of town centres to maintain their economic health and activity levels. To address these policies, evidence that the ground floor cannot realistically support a "main town centre use" (such as retail or office) is provided below.

## 2.0 MARKET FAILURE

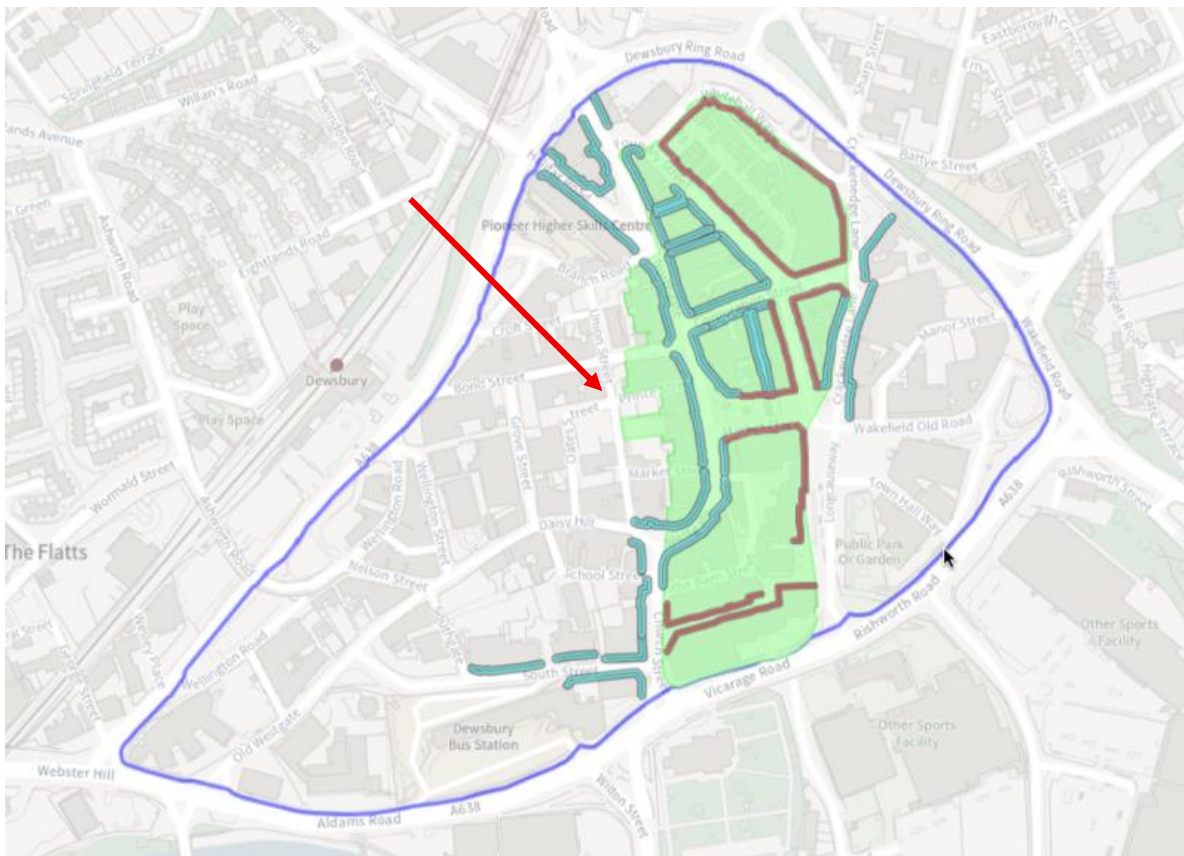
The below provides evidence that the whole building including the ground floor has been actively marketed for a period of at least 1 - 1.5 years for its intended town centre use (class E) without success.




The 'Whiegartes' estate agent for sale board is still visible and on the market. No online adverts could be found at the time of writing. However, the estate agents have stated that there has been limited interest in the site given their condition, whilst interested parties are vesting interest at well below market value.

### 3.0 SEQUENTIAL TEST

This shows that there are other suitable sites that would contribute more effectively to the town centre's active frontage or pedestrian footfall and which are available and advertised, these include premises in the Primary and Secondary frontages located more central to the town centre which should take precedence over this site and frontage. See available properties below;



2.3 **Above:** Image taken from the Local Plan Proposals Map; The application site is located within the Dewsbury Town centre boundary (blue outline) but otherwise unallocated. The site is outside of the Primary Shopping Area (Green) and does not form a main shopping frontage (blue and red lines).



**£350 pcm** From  
150–1,938 sq. ft.

**The Arcade, Dewsbury, West Yorkshire, WF13** ✕

Retail Property (high street)

OPENING SPRING 2026! 28 varied units including 8 studios, 16 internal shops and larger street facing corner units. 2 large events spaces.

**COMMERCIAL**

Marketed by The Arcade Group Dewsbury Ltd, Dewsbury

 01924 943482  **Contact**  **Save**

Local call rate

**Above:** Regeneration of the Arcade is underway which a number of units available for Rent.



**£1,000 pcm**  
1,152 sq. ft.

**Northgate, Dewsbury, West Yorkshire, WF13** ✕

Shop

**\*\* TO LET - TOWN CENTRE RETAIL/COMMERCIAL PREMISES \*\***  
RENT: £1,000 pcm - TO LET is this newly renovated retail/shop unit situated in Dewsbury Town centre opposite the Kirklees...

**COMMERCIAL**

Marketed by Whitegates, Dewsbury

01924 468323  **Contact**  **Save**

Local call rate

**Above:** This site is positioned within the main shopping area.



**£600 pcm**  
732 sq. ft.



**Corporation Street, Dewsbury, West Yorkshire, WF13** ✕

Shop

**\*\*\* FOR RENT - TOWN CENTRE COMMERCIAL RETAIL/SHOP \*\*\***  
Currently operated as a Hairdressers is this retail/shop unit for rent. Available to rent on a short-term or long-term commercial...

**COMMERCIAL**

Marketed by Whitegates, Dewsbury

01924 468323  **Contact**  **Save**

Local call rate

**Above:** This site is positioned within the main shopping area.



**£800 pcm**  
807 sq. ft.

**Westgate, Dewsbury, West Yorkshire, WF13** ✕

Shop

**\*\* FOR RENT - TOWN CENTRE COMMERCIAL RETAIL/SHOP \*\***  
BRAND NEW Renovated Retail unit for rent in Dewbury Town Centre. Available to rent on a short-term or long-term commerc...

**COMMERCIAL**

Marketed by Whitegates, Dewsbury

01924 468323  **Contact**  **Save**

Local call rate

**Above:** Located in the main shopping area.



**1 Foundry Street, Dewsbury, WF13 1QH** ✕  
Retail Property (high street)

This high street retail unit offers a broadly rectangular ground floor sales area and a useful first floor ancillary store with kitchen and Wc facilities. The property benefits from a modern aluminu...

**COMMERCIAL**

Marketed by Vickers Carnley, Wakefield

**£1,125 pcm**  
861 sq. ft.

 **01924 907327** ✉ **Contact** ♡ **Save**  
Local call rate

**Above:** Located in the main shopping area.




**Westgate, Dewsbury, West Yorkshire, WF13** ✕  
Office

A THREE STOREY TOWN CENTRE BUILDING AMOUNTING TO 648.4M2/6976FT2 AND COMPRISING A GROUND FLOOR UNIT LAST OCCUPIED AS AN EDUCATION CENTRE AND PREVIOUSL...

**COMMERCIAL**

Marketed by Holroyd Miller, Wakefield

**£350,000**  
Guide Price  
6,976 sq. ft.

 **01924 975659** ✉ **Contact** ♡ **Save**  
Local call rate

**Above:** Site in primary frontage area.



**Empire House, Wakefield Road, Dewsbury** ✕  
Office

In the Heart of Yorkshire, Empire House is a landmark mixed-use building with civic tenants, £236k pa gross income, 77% occupancy, and planning advice for 74 residential units. Offers in...

**COMMERCIAL**

Marketed by Targetfollow Estates Limited, Norwich

**£2,000,000**  
Offers in Excess of

 **01603 361926** ✉ **Contact** ♡ **Save**  
Local call rate

**Above:** Secondary frontage.



**Corporation Street, Dewsbury, West Yorkshire, WF13** ✕  
Retail Property (high street)

FOR SALE TOWN CENTRE RETAIL AND OFFICE BUILDING 12 CORPORATION STREET, DEWSBURY WF13 1QL VICTORIAN 4 STOREY BUILDING LAST USED AS A BOOKMAKER'S SHOP,...

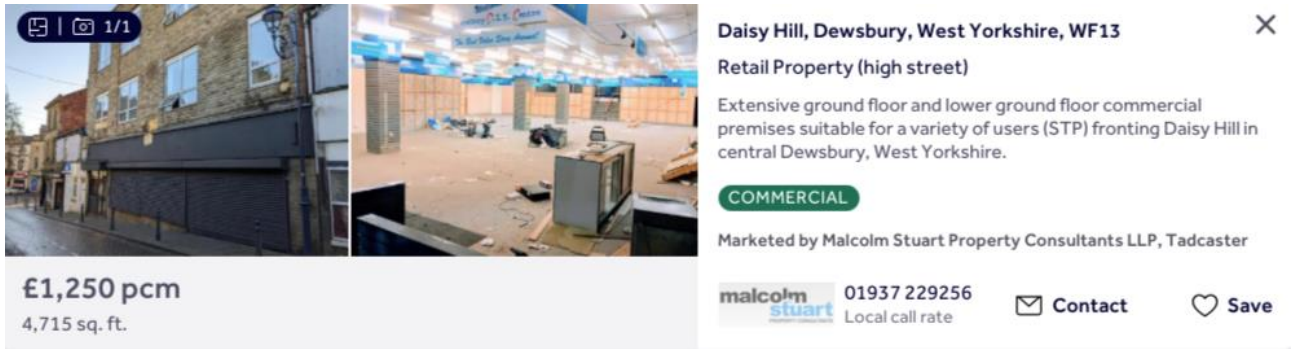
**COMMERCIAL**

Marketed by Holroyd Miller, Wakefield

**£150,000**  
Guide Price  
1,786 sq. ft.

 **01924 975659** ✉ **Contact** ♡ **Save**  
Local call rate

**Above:** Located in the main shopping area.



**Daisy Hill, Dewsbury, West Yorkshire, WF13** ✕

**Retail Property (high street)**

Extensive ground floor and lower ground floor commercial premises suitable for a variety of users (STP) fronting Daisy Hill in central Dewsbury, West Yorkshire.

**COMMERCIAL**

Marketed by Malcolm Stuart Property Consultants LLP, Tadcaster

**£1,250 pcm**  
4,715 sq. ft.

**malcolm stuart** 01937 229256  
Local call rate

[✉ Contact](#) [♥ Save](#)

**Above:** Mian town centre area

#### 4.0 ASSESSMENT

Part c of Policy LP15 specifically concerns the impact of residential conversions on the retail core and town centre operations. In order to comply, the following has been addressed:

- **Loss of Active Frontage:**

It is considered that losing a small portion of the commercial ground floor won't harm the street's character or attractiveness to pedestrians. The main building frontage would be retained, only the use would change. This is mainly a residential area of the town centre and a quieter area in terms of core retail such as shops and restaurants. Two retail units would still be retained.

- **Impact on the Retail Core:**

It is considered the specific location is no longer suitable for commercial use It does not lead to an "adverse impact" on the surrounding town centre economy. As evidenced above, there are numerous other retail units available and advertised in a more central location. These units would and should take precedence above this particular location.

The available units are in Primary and Secondary frontages which are in more predestinies areas with considerable footfall. This explains why this site has had extremely limited interest since going on the market. As such the proposed development would not detrimentally impact on the retail core.

In addition to the above, given existing more central units are struggling to attract businesses, the proposed residential use should therefore be supported in bringing a Town centre building back to purpose which may help provide more footfall in the town centre and help regeneration as supported by the National Planning policy Framework.

- **Amenity Conflicts:**

The potential conflicts between new residential occupants and existing town centre activities (e.g., late-night noise or business operations) will be managed and limited, this is a generally quiet side street in mainly residential location of the centre. Nevertheless, a Noise Impact Assessment is submitted as part of this proposal to ensure amenity conflicts do not arise.

## **5.0 CONCLUSION**

It has been demonstrated that the proposed development can be carried out in full compliance with the Council's policies in the Local Plan and the National Planning Policy Framework. The development would provide a good quality residential development which would bring a positive contribution into the area of Dewsbury Town Centre without creating a significant detrimental impact on the Core retail function.

In addition, the development would bring an existing property that requires investment back into an appropriate use, providing an enhancement to the building and the surrounding area. Two retail units would still be retained at ground floor. As such the proposal should be supported in full by the Council.

When considering future development, the Council should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants jointly to find solutions, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.