

PLANNING
STATEMENT

CHANGE OF BRIDGE CLUB TO GUEST HOUSE.

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SECTION 1: INTRODUCTION

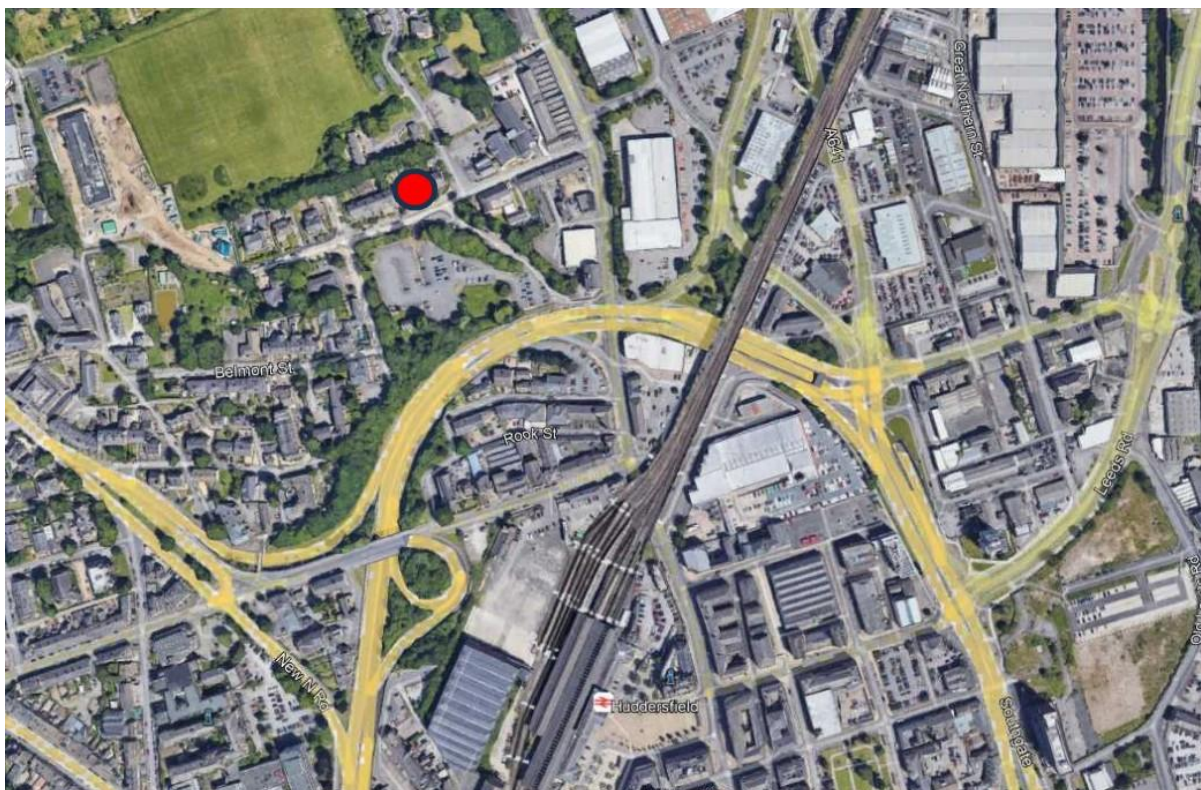
- 1.1 This statement has been prepared to support a planning application for the change of use of the buildings at 4 – 6 Cambridge Road to two Guest Houses with internal alterations.
- 1.2 This document provides a description of the proposed development, as well as showing how the proposed development complies with both National and Local Planning Policy.
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SECTION 2: LOCATION, SITE DESCRIPTION

2.1 The site is situated on Cambridge Road, which is approximately 250 meters to the north of Huddersfield Town Centre. Its proximity to Huddersfield Town Centre means it is well served by public transport and has good access to local shops and services.

2.2 Whilst this is a residential area, and the building has been predominantly used for two dwellings, the buildings were last used as a private Bridge Club. The Bridge Club has re-located to new premises, and the building is now vacant.

Photo 1: Site Location



SECTION 3: PLANNING HISTORY

3.1 Application Number: **2024/91500**. Previously approved planning application to change the former Bridge Club into houses of multiple occupation.

3.2 Application Number: **2025/91675**. Previously approved planning application for the erection of dormers and alterations to existing club to form house of multiple occupation.

SECTION 4: PROPOSED DEVELOPMENT

4.1 The proposal involves changing the buildings to a Guest House setting. The building is currently configured to afford some measure of segregation and privacy and there are provisions for control of access within the building to support this.

4.2 The building will undergo internal modifications to enhance the rooms for Guest House use where appropriate to create 11 bedrooms in both houses.

4.3 The property will be supervised and be maintained to a high standard of repair and decoration. Gardens will be maintained by the landlord.

4.4 The existing building is built from natural stone with blue slate roof.

4.5 The existing use is Huddersfield Bridge Club, who are moving to the Oasis Centre adjacent to Springwood Car Park. This is a more sustainable location than the premises at Cambridge Road.

4.6 The Bridge Club is a private members club and therefore it is not a Community Facility as defined by Local Plan Policy LP48. Notwithstanding this point the Bridge Club is moving to better premises, which are in a more sustainable location. The Bridge Club serves the wider Huddersfield area and therefore the use is not being lost. We would therefore conclude that an alternative facility of equivalent or better standard will be provided that will be more accessible than the current facility, which would accord with part (d) of LP48.

SECTION 5: PLANNING ISSUES

Residential Amenity

5.1 The use of the property as a Guest House is acceptable in a residential area and is unlikely to generate any greater disturbance than the previously agreed use as a HMO.

5.2 There is precedent on this street for a Guest House being considered an acceptable use, as demonstrated by planning application reference: **2018/93980**, which was approved by the local planning authority.

Parking

5.3 The property has 4 existing car-parking spaces to the rear.

5.4 There is on-street parking, which is controlled by permit scheme for local residents, however the proximity to the town centre means the residents have shops and services and good public transport links within walking distance.

5.5 There is no opportunity to provide further off street parking, however the local planning authorities refer to the previous HMO approval it is unlikely that the proposed use will generate any greater demand for parking than that use.

Waste Management

5.6 There is space at the rear of the property for bin storage to be inset into the garden. A cobbled street runs along the back of the properties, access to that from Clare Hill. Each building will be served by a 360-litre waste bin and a 360-litre re-cycling bin.

5.7 The bin storage and collection areas are shown on the accompanying plans.

SECTION 6: RELEVANT PLANNING HISTORY

6.1 The site has no policy allocations according to the Kirklees local plan adopted in 2019.

SECTION 7: CONCLUSION

7.1 The proposed development sees the efficient use of a site that is in a sustainable location.