

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/91532/W
Site Address:	4-6, Cambridge Road, Huddersfield, HD1 5BU
Description:	Change of Use from Bridge Club to Guest House and associated alterations
Recommending Officer:	Elenya Jackson

DECISION - REFUSE

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 30 July 2026

OFFICER REPORT

Site Description

4-6, Cambridge Road, Huddersfield, are a pair of two storey mid terrace dwellings which is raised from the street scene due to a change in ground levels and contained by a boundary wall to the front.

The properties within the immediate building group are largely uniform in appearance in terms of scale and design, they follow a set building line and have a boundary wall to the front which is largely uninterrupted.

Description of Proposal

This application has been received for the change of use from a bridge club (sui Generis) to a Guest House and associated alterations to the layout of the bin storage of site.

The site has previously received planning permission for the change of use of the site from a bridge club into a 14 bed HMO.

This application has been received to convert both buildings into an 11 bedroom guest house which would result in the entire site creating a 22 bedroom guest house.

Relevant Planning History

2024/62/91500 - Alterations to existing club to form houses of multiple occupation – Conditional Full Permission

2025/62/91675- Erection of dormers and alterations to existing club to form house of multiple occupation. Conditional full permission.

History of Negotiations

No alterations were requested during the course of the application.

Representations

The application was advertised by site notice which expired on 23.07.2026.

No representations have been received as a result of site publicity.

Consultation Responses

Informal consultation with KC Highways on 22/7/2026 who raised objections to the proposal due to the intensification of the use of the site.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and

enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP 22** Parking
- **LP 24** – Design

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity

- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conditions
- 7) Conclusion

1) Principle of development

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. LP1 goes on further to stating that:

“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive and proactive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

Chapter 11 of the NPPF however states that planning decisions should promote the development of under-utilised land and buildings, but in doing so should create developments that function well and add to the quality of the area as set out in Chapter 12. It will further be assessed having regards to the aims of LP24(a) & (b), that development should conserve the character of the townscape and ensure that a good standard of amenity is maintained for existing and future occupiers, the need to promote sustainable transport, and ensuring that development does not adversely affect the safe or convenient use of the highway as set out in Policies LP21-22.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

LP48 of the Kirklees Local Plan seeks to protect, retain or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities that meets the needs of all communities. Chapter 8 of the NPPF, paragraph 97, requires the Local Planning Authority to ensure that its policies and decisions plan positively for community facilities and to guard

against the *“unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”*.

The change of use, if approved, will in the loss of a bridge club (Sui Generis) which has previously received permission to become a house in multiple occupancy. It is considered that the principle of the loss of the bridge club has previously been established and it was considered that the bridge club did not constitute a community facility.

The proposal will therefore be considered having regard to any impacts on amenity, highway safety and other material considerations, in accordance with the aims of Policies LP21 (parking), LP22 (highway safety) LP24 (design standards), LP52 (noise) and the NPPF policies referred to above.

2) Impact on visual amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: ‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’.

Officers consider that the dormers have previously been established under the previous applications on site and although the dormers are located on the front elevation of the properties, this is characteristic immediate building group and therefore the addition of dormers to the dwelling would not be inappropriate.

The rear dormers would not be largely prominent from the public realm and therefore would not significantly impact the character of the building.

The relocation of the bin storage would be preferential to the rear of the site as it would prevent the removal of the wall to the principal elevation of the building which is an attractive characteristic of the site.

The proposal is considered to comply with policies LP1, LP2, and LP24 of the Kirklees Local Plan.

3) Impact on residential amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 (c), which sets out that proposal should promote good design by, amongst

other things, minimising impact on residential amenity of future and neighbouring occupiers.

Officers consider that the front dormers would face into the street scene and not raise any concerns regarding residential amenity as this is considered a usual relationship.

The site would be considered a commercial use and is enclosed by adjoining residential development.

Due to the intensification of the use of the site and its commercial use, there are concerns about noise generated by the development affecting the amenity of adjoining properties; therefore, should the application be approved, a condition would be imposed for the submission of a noise assessment in order to protect the amenity of the occupiers of these dwellings. The applicant is informed that where residential and commercial uses share a party wall/floor, a higher level of sound insulation is required and a condition is also recommended to secure this.

Future occupiers

In terms of the amenities of the proposed occupiers, Principle 16 of the Kirklees Housebuilders Design Guide SPD states that: "All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers.

Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan."

Notwithstanding the above, National space standards require the following gross internal floor area for a three bed two storey dwelling:

1 Bedroom, 1-person dwelling set over 1storey's- 37 (39)square metres.

1 Bedroom, 2-person dwelling set over 1storey's- 50square metres.

The proposed floor plans show all the proposed accommodation would fall substantially short of space standards. However, officers consider that, the proposal would not operate as an independent dwelling and would be a short stay guest house; therefore, the proposal would not be required to accord with space standards.

Offices consider it necessary and reasonable to add conditions to this effect should planning permission be approved. The proposed development, subject to conditions, is therefore considered acceptable in terms of residential amenity and it is considered that the proposed development complies with Local Plan Policies LP24 and Chapter 12 of the National Planning Policy Framework.

4) Impact on highway safety

Paragraph 116 of the NPPF states that: "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"

Policy LP21 of the Kirklees Local Plan states that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.

Officers have consulted with KC Highways on 22/07/2026 as No 4 and No.6 have both previously received planning permission to operate as 7 bed HMO's which would result in 14 bedrooms being provided on site. The development proposes 22 Bedrooms on site which would further intensify that use.

There are four parking spaces provided on site and there are parking restrictions in the area in the form of permit holders only parking. Users of the guest house would be unable to obtain a parking permit and an additional 22 permits would not be provided to support a commercial enterprise in this setting.

Officers note that a planning statement has been provided in support of the application:

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

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.

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

It is considered that the use as a HMO would not provide an acceptable justification for the intensification of the use of the site as a 22-bed guest house. Individuals who occupy a HMO would be residents of the area, whereas a guest house would be short stay accommodation for visitors of the area and would be likely to rely on the use of a vehicle to access the site for short durations of time. In addition, the site would create 8 additional bed spaces on site which would represent a further intensification.

As such, by reason of the intensification of the use of the site, the scheme would cause harm in terms of highway safety due and as such would fail to comply with LP21 and Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

5) Other matters

Carbon Budget

The proposal is a small-scale development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

6) Representations

No representations have been received because of site publicity.

7) Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is, therefore, recommended for approval.

Recommendation Approve

Decision Authorisation – Delegated Powers

Application Number: 2026/62/91532/W

Officer Recommendation: Refuse

Reasons:

1. The proposed change of use of 4-6, Cambridge Road, Huddersfield to a 22-bedroom guest house would, by reason of the intensity of the proposed use, the intensification of the use of site, inadequate level of parking provision and inability to provide additional parking, result in an unacceptable impact on highway safety and the surrounding highway network. The proposal is therefore contrary to Policies LP21 and LP22 of the Kirklees Local Plan and guidance contained within chapters 9 and 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	LOC	-	5/06/2026
Proposed site sections	(100) 03	-	5/06/2026
Proposed Site Plans, Elevations and Floor Plans	(100)02	A	5/06/2026
Existing elevations	(100)01	-	5/06/2026
Climate Change Statement	-	-	5/06/2026
Noise management plan			5/06/2026
Planning statement			5/06/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with

the applicant in dealing with the application. No alterations have been sought in this instance as a substantial reduction to the scheme would be required for it to be considered acceptable.