

Planning permission is sought for a change of use to allow the premises to operate as a restaurant during evening trading hours while permitting the external parking area to be used as a hand car wash during the daytime.

The proposed operation has been designed so that both uses are complementary rather than conflicting.

- Daytime – Car wash operating within the external parking area.
- Evening – Car wash ceases trading and the entire parking area becomes available for restaurant customers.

This ensures that adequate customer parking is available during the restaurant's opening hours.

4. Design

No physical alterations are proposed to the building or surrounding land. The proposal utilises the existing commercial premises, parking area and established access arrangements.

The development therefore preserves the appearance of this prominent site while bringing a vacant commercial building back into productive use.

5. Access

Existing vehicular access from Leeds Road will remain unchanged.

Pedestrian access is directly available from the parking area to the restaurant entrance via level surfaces.

The site also benefits from public transport links along Leeds Road.

6. Parking

The existing parking area will serve two complementary uses throughout the day.

During daytime hours the parking area will accommodate the operation of the hand car wash.

Once the car wash closes each evening, the parking area will revert entirely to customer parking for the restaurant.



Design and Access Statement

Proposed Change of Use

Carné Steakhouse

761 Leeds Road

Huddersfield

HD2 1YZ

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the change of use of the premises at 761 Leeds Road, Huddersfield.

The proposal seeks to enable the reopening of the existing restaurant, which has remained closed following the failure of the previous business due to well-publicised challenges within the hospitality sector, including rising operating costs and changing trading conditions.

The proposal will introduce a complementary use whereby the site operates as a hand car wash during daytime hours, with the parking area reverting to customer parking for the restaurant during the evening when the restaurant is open for business.

2. Site Description

The application site comprises an established commercial premises located on Leeds Road within a mixed commercial area. The property includes an existing restaurant building together with an established surfaced car park and existing vehicular access from Leeds Road.

No extensions or significant external alterations are proposed.

3. Proposed Development

As the two activities operate at different times, there will be no conflict between the uses and sufficient parking will be available for restaurant customers.

7. Economic Benefits

The proposal will deliver significant economic and regeneration benefits by bringing an established restaurant premises back into active use.

The previous restaurant ceased trading primarily due to the difficult economic conditions experienced across the hospitality industry rather than because the location was unsuitable.

The proposed dual-use arrangement will provide an additional source of income during daytime hours, creating a more financially resilient business model. This increased financial stability will help secure the long-term future of the restaurant, safeguarding local employment opportunities and encouraging further investment in the property.

The proposal will also ensure that this prominent commercial building does not remain vacant, thereby making a positive contribution to the vitality and appearance of Leeds Road.

8. Highway Impact

No alterations are proposed to the existing access arrangements.

As the car wash and restaurant operate at different times of the day, traffic generation will be spread across separate operating periods. The proposal is therefore not expected to have any adverse impact on highway safety or the efficient operation of the local road network.

9. Conclusion

The proposal represents a sustainable and practical reuse of an existing commercial property.

By allowing a daytime car wash alongside evening restaurant trading, the development provides a viable business model capable of supporting the long-term operation of the restaurant.

The proposal makes efficient use of existing buildings and parking facilities, requires no significant physical alterations, maintains adequate parking during restaurant opening hours, supports local employment and investment, and prevents a prominent commercial building from remaining vacant.

For these reasons, the proposal is considered to represent sustainable development and is respectfully recommended for planning approval.