Planning Statement

Revision A: Updated site address

Site Location: 970 Huddersfield Road, Mirfield, WF14 9HS

Reference: PP-15233070

Description of Proposal: Change of use from vacant dwelling to dental surgery (single-chair practice)

Introduction

This statement supports an application for the change of use of the vacant dwelling at 970 Huddersfield Road, Mirfield to a single-chair dental surgery. The proposal would bring an unused property back into active use and provide a small-scale healthcare service within convenient reach of local residents.

2 Site and surrounding area

The application property is currently a vacant dwelling. It is surrounded on all sides by commercial properties and therefore sits within an established commercial setting rather than an area of exclusively residential character. Its reuse as a dental surgery would be compatible with the mixed commercial context of the site.

3 Proposed development

A local dentist wishes to convert the property into a single-chair dental practice. The premises would provide routine dental consultations and treatments, supported by a reception and the necessary staff, welfare, sterilization and storage facilities.

The single-chair arrangement limits the scale and intensity of the proposed use. Standard dental equipment would be installed, including one dental chair, clinical instruments, sterilization equipment, suction and compressor units, together with appropriate mechanical ventilation or air-conditioning where required. No manufacturing or industrial processes are proposed.

4 Planning considerations

The proposal represents the beneficial reuse of a vacant building. A dental surgery is an appropriate community healthcare use and given the commercial properties surrounding the site, would not be out of character with the established pattern of activity in the immediate area.

The modest single-chair format would keep patient numbers, staffing and associated activity at a limited level. Dental appointments would be managed through a booking system, allowing arrivals and departures to be spread throughout the working day rather than occurring as a concentrated peak.

Any external plant, ventilation equipment or signage would be modest in scale and positioned to minimize its effect on the appearance of the property and the amenity of surrounding occupiers. Clinical waste would be securely stored and collected by an appropriately licensed contractor in accordance with the relevant requirements.

5 Community benefit

The proposed surgery would improve access to local dental care by providing a conveniently located service for nearby residents. It would also support a local dental practitioner and return a vacant property to a productive, maintained and community-serving use.

6 Conclusion

The proposed change of use would establish a modest single-chair dental surgery within a property surrounded by commercial uses. It would make effective use of a vacant building, provide an accessible local healthcare service and operate at a limited scale. The proposal is therefore considered appropriate for the site, and planning permission is respectfully requested.