



PLANNING STATEMENT

Subdivision of Existing Commercial Premises into Two Independent Commercial Units, with Minor External Alterations

Site Address: 195 Wakefield Road, Scissett, Huddersfield, HD8 9JL

Planning Application Reference: 2026/92837

Applicant: Charles Mosley

1. Introduction

This Planning Statement has been prepared in support of planning application 2026/92837 for the subdivision of the existing commercial premises at 195 Wakefield Road, Scissett, into two independent commercial units, together with minor external alterations to facilitate separate access.

The proposals comprise internal alterations, the provision of separate entrances, new external steps to serve the first-floor unit, the reopening of existing window openings and associated alterations to the external elevations.

The development will facilitate the continued commercial use of the existing building without creating additional floorspace. The proposals will make more effective use of the premises while retaining their established commercial character.

This statement provides supplementary information in response to the Local Planning Authority's request for details of proposed use classes, operating hours, staffing levels, external stair materials, parking and waste arrangements.

2. Proposed Uses and Use Classes

The premises will comprise two independent commercial units, with the following intended uses.

Unit 1 – Lower-Ground and Ground Floors

The ground floor will accommodate a retail shop and sales area, intended to fall within Use Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The lower-ground floor will provide ancillary accommodation to support the retail business, including a treatment room, office, workshop, kitchen and storage, as identified on drawing H26-0062.004. These facilities will support the operation of the retail unit and are not intended to operate as separate, independent businesses.

The lower-ground accommodation will therefore function in association with the ground-floor retail use.

Unit 2 – First Floor

The first-floor unit is intended to operate as a treatment studio, providing beauty treatments and associated services. The proposed use is anticipated to fall within Use Class E(c)(iii), subject to the precise nature of the services undertaken.

The unit will benefit from independent access via the proposed external staircase, as illustrated on drawing H26-0062.004.

No residential use is proposed.

3. Proposed Hours of Operation

The intended operating hours for both commercial units are as follows:

Day	Opening hours
Monday–Friday	08:00–19:30
Saturday	08:00–18:30
Sunday	10:00–16:00

These Operating hours are subject to discussions

The lower-ground office, workshop, kitchen and associated facilities will operate in connection with the ground-floor retail business and within the above hours.

The proposed hours are intended to accommodate normal commercial activity and customer appointments. The premises will be operated responsibly to avoid unreasonable disturbance to neighbouring occupiers.

4. Anticipated Staffing Levels

The anticipated staffing levels for the proposed units are as follows:

- Unit 1 – Ground-floor retail and ancillary lower-ground accommodation: Approximately 2–3 staff at any one time.
- Unit 2 – First-floor treatment studio: Approximately 2–3 staff at any one time.

These staffing levels are considered appropriate to the scale and nature of the proposed commercial uses. Staff and customer parking will be accommodated within the existing site arrangements, as identified on the proposed site plan.

5. External Alterations and Materials

The proposed external alterations are illustrated on drawing H26-0062.004 – Proposed Drawings.

The alterations include the provision of new external steps to provide independent access to the first-floor unit, the creation of separate entrances, the reopening of existing window openings and associated making good of redundant openings and internal stair arrangements.

The new external staircase will be constructed from galvanised steel with a black or dark grey finish. This will provide a durable, practical and visually restrained appearance that complements the existing building.

The external alterations are limited in scale and are intended to facilitate the independent operation of the two commercial units while retaining the established commercial character of the property.

6. Staff and Customer Parking Arrangements

The existing and proposed site arrangements are illustrated on drawing H26-0062.002 – Existing and Proposed Site Plan.

The proposed site plan identifies a total of four car parking spaces, with two spaces allocated to each commercial unit. These spaces will serve staff and customers visiting the premises.

The intention is to retain the existing site access and parking arrangements, with the four spaces organised to serve the two proposed units. The subdivision will not introduce additional floorspace, and the proposed parking provision is intended to accommodate the anticipated staffing levels and customer visits associated with the commercial uses.

The proposed independent entrances will allow each unit to operate separately while retaining the site's general access and parking arrangements.

7. Waste Storage Arrangements

The intention is to retain the existing waste storage and collection arrangements serving the premises.

Waste generated by both commercial units will be managed responsibly, with the existing arrangements continuing to serve the premises. The occupiers will be responsible for ensuring that waste is stored appropriately and presented for collection in accordance with the relevant collection arrangements.

No new waste storage area is proposed as part of this application. Waste will be managed to avoid obstruction of access, parking spaces or neighbouring land.

8. Conclusion

The proposed development seeks to subdivide an existing commercial property into two independent commercial units, comprising a ground-floor retail shop with ancillary lower-ground accommodation and a first-floor beauty-related treatment studio.

The proposals include minor external alterations to facilitate independent access, with the new external staircase finished in black or dark grey galvanised steel. The intended operating hours and staffing levels have been identified, and the existing parking and waste arrangements are intended to be retained.

The development will make more effective use of the existing building without introducing additional floorspace or residential accommodation.

The applicant respectfully requests that this Planning Statement and the submitted drawings are considered in support of planning application 2026/92837, and that the supplementary information is accepted for validation purposes.