

Planning, Design and Access Statement

Change of use of ground floor fish and chip shop (Sui Generis) and first-floor storage area to a hair salon (Class E) with ancillary owner's living quarters over (Class C3).
at 18 Paris Road, Scholes, Holmfirth, HD9 1UA

Introduction

This statement is submitted in support of a full planning application for the change of use of a vacant ground-floor fish and chip shop and its associated first-floor storage space. The proposal seeks to establish a commercial hair salon at ground level with an integrated, ancillary live-work residential unit on the first floor.

Site & Surrounding Context

The application site comprises of a stone-built property located in close proximity to Scholes Village Centre.

Ground Floor: Historically operated as a commercial fish and chip shop (Sui Generis).

First Floor: Currently configured as an ancillary storage area.

Surrounding Character: The immediate area is predominantly residential in character, mixed with low-impact community and local retail uses serving the village in close proximity.

Proposed Development

The application seeks full planning permission for:

1. **The Ground Floor:** Conversion to a hair salon falling within **Use Class E(c)(ii)** (Professional/Appropriate Services).
2. **The First Floor:** Conversion of the former storage area into living quarters (**Use Class C3**) to be used as a primary residence by the salon owner.
3. **External Works:** Minimal alterations are proposed to the exterior. The existing commercial extract flue associated with the fish and chip shop will be removed. Velux rooflights will be added to the south east elevation in order to provide additional light into living quarters.

4. Planning Policy Context

The application has been prepared in accordance with national and local planning policies:

- **National Planning Policy Framework (NPPF):** Promotes efficient use of land, vibrant rural economies, and sustainable "live-work" arrangements that reduce the need to travel.

5. Key Planning Considerations

5.1 Principle of Development and "Live-Work" Sustainability

The property is located within a sustainable village settlement where both commercial services and residential uses are highly appropriate. The existing configuration of the property makes it easily achievable to create a, sustainable **live-work unit**. Because the salon proprietor will live directly above their workplace, the proposal completely eliminates daily commuting requirements for the business operator, aligning perfectly with Kirklees Council's sustainable transport and carbon reduction frameworks.

5.2 Relationship Between Uses & Residential Amenity

While planning authorities sometimes scrutinise the acoustic and privacy relationship between commercial ground floors and separate residential flats, no such conflict exists here:

- **Proprietor Occupancy:** Because the resident is the business operator, the salon's operating hours and daytime activity will never conflict with the occupant's residential amenity.

5.3 Highway Safety and Parking

The site benefits from its central village location. While a fish and chip shop typically generates high-frequency, short-stay vehicle movements during evening peak hours, a hair salon functions on an appointment-only basis. Furthermore, tying the living quarters to the business owner means that no *additional* long-term residential commuter parking space is created over and above the existing commercial footprint.

6. Conclusion

The proposed development represents an excellent, low-impact asset for Scholes. It safely secures the future of a traditional village building, creating a highly sustainable live-work arrangement for a local business owner.