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PLANNING STATEMENT

1 The Knowl

Mirfield

West Yorkshire

WF14 9RH

Proposal
Change of Use of First and Second Floors from Storage to 1 No. 2 bedroom Self-Contained Residential Flat (Use Class C3), Erection of Dormer to Rear, and Removal of Chimney.

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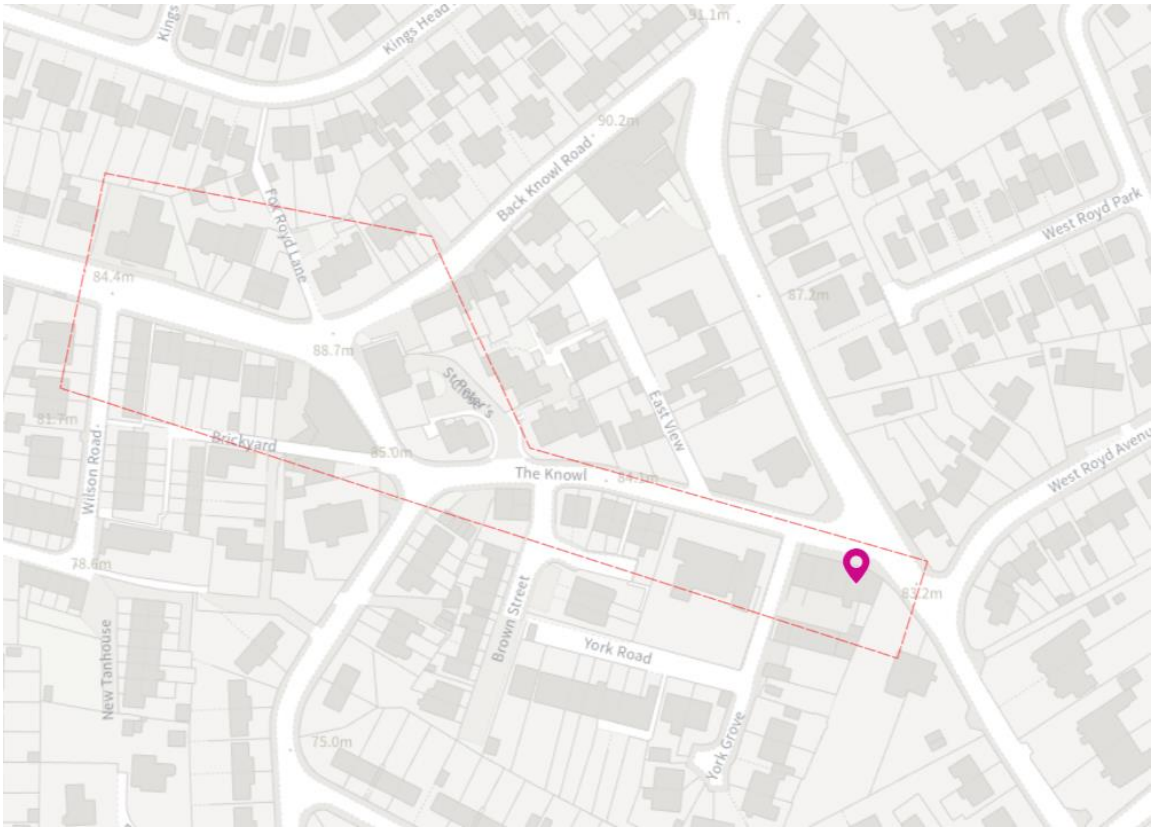
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1.0 INTRODUCTION

This Planning Statement is submitted on behalf of the applicant who owns the property at 1 The Knowl in Mirfield. The application focuses on the vacant first and second floors of the building which are currently empty and previously used as storage space for the retail unit ground floor.

A pre-application was submitted and a response from Kirklees council received on 8th December 2025 referenced 2025/21122. The response was in support of the Principle of the development of providing residential accommodation, however it was viewed that the proposed rear dormer, by virtue of its full width, lack of set down from the ridge and lack of set back from the eaves, would appear as an over-dominant and unsympathetic addition. This proposal takes into consideration those comments and provides a smaller dormer consistent with a similar dormer to a neighbouring property along the terrace.



Above: Image taken from the Local Plan Proposals Map; The application site as indicated is located within 'The Knowl' local centre boundary (red hatched line) but otherwise unallocated.

2.0 SITE AND SURROUNDINGS

The application site relates to a property which is two storeys high to the front and three stories high to the rear due to falling land levels through the site. The mid terraced building is positioned towards the corner of Knowl Road and The knowl in the Local Centre. The ground floor consists of a convenience store known as Knowl Newsagents (Class E), the property has a basement which is used for storage by the retail unit. The first floor and roof space were historically used for storage; however, they are empty and disused. As such the upper floors are vacant and in a poor state internally.

The building itself is constructed of natural stone with a shopfront at ground floor, traditional windows at first floor and a small dormer projecting off the roof space. Neighbouring properties are similar in design with ground floor retail units and similar sized dormers to the front.

To the rear, the property is three stories high accessed from York Grove. The ground floor includes a flat roofed garage which leads to the basement used for storage by the retail unit. Most of the units along this terrace consist with retail units at ground floor and residential units on the upper floors.



Above: Aerial image indicating the location of the application property.



Above: Front elevation of the property with retail at ground floor, upper floors are vacant.



Above: This shows the rear three storey elevation of the property

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3.0 PROPOSAL

The proposed development includes the ' Change of Use of First and Second Floors from Storage to 1 No. Self-Contained Residential Flat (2 bedroom) (Use Class C3), Erection of Dormer to Rear, and Removal of Chimney'.

The submitted plans show the access to the flat would be from the existing door in the rear elevations of the building. The flats would be separate and self-contained from the commercial unit at ground floor. The proposed flat would comprise of the following internal area:

- Flat 1 (2-bedroom, 3-person) – 78.4 sqm.

External alterations include the erection of a dormer along the rear roof slope. This would provide larger internal living space for bedroom 2. The dormer would be small in size, set in and set up from the eaves and would not rise higher than the existing ridge. The dormer would be tile hung to match the materials of the existing roof.

A new cycle storage area would also be introduced for the residential occupiers to the rear. Bin storage area would also be located in the rear yard area.

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4.0 JUSTIFICATION

The proposed development of the property will bring a mostly disused part of the existing building and wider site into a suitable and sustainable use. It is positioned in a prominent location close to the busy Knowl Road, on a corner plot, and an opportunity has arisen where investment can be made to bring the building to a suitable functional use and where it would not have a negative impact on the surrounding area.

In terms of housing, the proposal would increase the supply of smaller housing units in the locality. The proposal would therefore make a small but positive contribution to the number and mix of household units on brownfield sites in Mirfield and Kirklees as a whole, consistent with Policies in the Local Plan and the NPPF.

The area is established as mixed use, and the proposal would therefore be in keeping with existing land uses around the area. There are residential uses in the vicinity and by virtue of its location, the noise from neighbouring uses is not considered to have a significant impact on the amenity of future occupiers or from external noises.

The proposed development would adequately provide the level of amenity that would be expected at a residential property within this area. The proposal would be compatible with the density and character of the surrounding development. The nationally prescribed space standards for a 2-bedroom, 3-person dwelling over two floors is 70sqm, inclusive of 2sqm of built-in storage. The standards require main double bedrooms to be at least 11.5sqm in area and have minimum dimensions of 2.75m wide, whilst single bedrooms have an area of at least 7.5sqm and minimum dimension of 2.15m wide. The proposed development would meet these standards.

A larger bin storage area would be provided in the yard area to the back of the building. This is also where bins can easily be collected from on bin collection day. It is considered a bin store with fencing would be provided to secure the bins in their proposed area and where they would not appear unsightly.

Dormer

Given this a mixed-use property, permitted development rights do not exist for the property. However, the dormer has been designed to meet this criterion by being set up from the eaves, set in from the sides and by using matching materials for its front and cheeks. In addition to the above, the dormer would be located to the rear of the site where it would have limited impact on the street scene and character of the area where it would not have open views.

It should be noted that a similar dormer is located along this terrace to the rear at No.7 The Knowl, as such the proposed dormer would not appear in isolation or appear out of character. This element is necessary to provide a further residential unit that would provide housing for the people of Mirfield.



Above: The dormer to the rear of No.7 The Knowl can be viewed along this terrace.

The public benefits of the sustainable and continued use of the site by virtue of this development for the future users would have a positive impact on the building itself and the surrounding area, the application should therefore be supported.

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Removal of Chimney

The existing chimney located to the front of the property is to be removed internally and externally to provide space for the flats. The chimneys along the terrace are considered to be inconsistent, therefor ethe removal of the chimney is not considered to be harmful to the character of the building and surrounding area.



Above: Proposed removal of chimney as indicated and previously supported by the Council.

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5.0 CONCLUSION

The proposed development would provide a good quality residential development which would bring a positive contribution into the area of Mirfield without creating a significant detrimental impact on the amenity of the local occupiers and residents.

In addition, the development would bring an existing part of a property that requires investment back into an appropriate use, providing an enhancement to the building and the surrounding area. As such the proposal should be supported in full by the Council.

When considering future development, the Council should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants jointly to find solutions, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.