

Location: - 624 – 626 Stockport Road M13 OSH

Site :

The application site is vacant unit forming an end terrace single storey unit on Stockport Road which is classified highway A6 leading to Slade Lane A5079

The unit is bound to its east and rear by commercial properties, whilst to its front it faces onto commercial properties. The other units within the row comprise a mixture of A1, and A3 , A5 with the unit immediately adjoining the application property forming a bakery. The main access to the unit is via its frontage, having a limited car parking facility at the rear of the unit with a service yard access via side entry.

The application site is set back from the road with what appears to be associate parking to the rear of the row of shop. PROPOSAL Planning permission is sought for change of use of unit from (Use Class A1) to A3 Restaurant / Café' including the installation of external flue pipe.

It is proposed to use the unit as a Restaurant / Café and the installation of external flue pipe. The proposed opening hours would be 1100 – 2300 Monday – Sunday (including Bank Holidays).

DEVELOPMENT PLAN

The Development Plan for the purposes of this application comprises: • The Manchester City Council Core Strategy, adopted Local Development Framework (LDF) development plan documents to be adopted by the Council.

The application site is located within a proximity of the City Centre of Manchester and Stockport which well served by bus links to the regional centre.

The site focus will be on convenient A3 facility which would serve to meet local needs. Whilst the proposed development would result in the loss of an A1 Use, the proposed A3 Use is considered acceptable in that it would bring back into use a vacant unit.

The Restaurant (Use Class A3) would increase in the area with an existing hot food outlet on Stockport Road, however, would not unduly impact on the vitality or character of the row of shops or result in it losing its attraction to shoppers. The proposal is therefore considered acceptable in principle. Design and Street Scene. The only works proposed to the exterior of the existing unit is the introduction of an external flue pipe to the rear elevation of the property.

There would be views of the flue from Stockport Road. The flue pipe would also be visible from the gable end of the property. The flue pipe would not be visible from the rear of the property. Stockport Road.

It is considered that on balance the proposed works would have a limited impact on the visual amenity of the area and as such are acceptable and in accordance with Policy of the Core Strategy. Residential Amenity and Core Strategy states that in relation to matters of amenity protection, development must be compatible with the surrounding area and must not prejudice the amenity of future occupiers of the development and/or occupants of the adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbances, odour or in any other way. In respect of Restaurants / Café explains that noise and disturbance for residents are the most frequent cause of problems associated with such uses, particularly because most such businesses operate into the evening at a time when people can reasonably expect peace and quiet.

Issues surround not just activity on the premises, but also the cumulative impact of intermittent and incidental noise outside the premises from comings and goings such as the closing of car doors, revving of engines and conversation from those congregating outside. As such the Planning

Guidelines recommend that where such development is proposed near residential properties, permission ought not to be granted or in less intrusive circumstances, a condition restricting hours of operation be imposed. Whilst the application premises forms part of a wider strip of commercial units that front onto Stockport Road, there are number of residential properties near the proposed as Restaurant / Café. As such it is considered that, in accordance with the SPG, great weight should be attached to protecting the amenity of surrounding residents. Most units within the strip operate within daytime hours.

It is acknowledged that the hours for the proposed Restaurant / Café and that changing the use of the premises from a daytime business to a use that will attract most of its trade in the evening-time.

The operation hours of the proposed Restaurant / Café are Monday-Sunday (including Bank Holidays) 11:00 – 23:00,

These hours are considered reasonable within a high street with mixed use area and are not considered to result in significant harm to residential amenity through noise and disturbance.

As part of the proposal, it is proposed to install an external flue to the rear elevation of the unit. The submitted plans show it would terminate at just over 1m above eaves level. As mentioned above, the nearest sensitive receptors to the proposed Restaurant / Café' (A3) are adjacent dwelling No 626 to its west.

The operation of external flue to ensure that any resulting odours or noise be of an acceptable level so as not to be of detriment to the residential amenity of neighbouring properties. It is considered that the cumulative effect would not be so great to cause *significant* harm or that the impact of the proposed use on these surrounding properties is likely to be significant to equate to a reason for refusal of planning permission.

Highway Matter: Parking Standards and Design requires 2 no. parking spaces for a Use class A3 in this area and of this size. However, given that there is parking provision in the close proximity of the commercial unit opposite the site off Stanley Grove and Brook Terrace which is North of site which forms part of, the LHA accept that the existing provision is adequate.

Conclusion:-

The client is willing to work with the Planning Authority and adhere to any recommendation should the Planning Authority approve this application.