

DA21069 – 96 BROADWAY PLANNING AND DESIGN AND ACCESS STATEMENT

DATE	OCTOBER 2021
APPLICANT	DANIEL EBBING
APPLICANT ADDRESS	C/O AGENT
PROPOSAL	ERECTION OF SINGLE STORY EXTENSION TO THE REAR OF A BEAUTY SALON
DEVELOPMENT ADDRESS	96 BROADWAY, NEW MOSTON, MANCHESTER, M40 3WQ

1.0 PROPOSAL

This application is for the erection of a single story rear extension to the current beauty salon. The new spaces would be to accommodate additional salons.

2.0 SITE AND AREA ASSESSMENT

The property is the end terrace of a corner parade of retail and commercial spaces on the ground floor and residential units on the first floor. The rear of the properties open up on to private yards via a communal alleyway.

Broadway is a busy dual carriageway and this property is situated at its intersection with Nuthurst Road. The corners of the busy intersection are made up of a care home, Hotel, houses and retail spaces.

3.0 AMOUNT AND SCALE

The development consists of a single story extension to be used by the salon. The proposal extends 2/3 of the land within the boundary, leaving the back area for bin storage and cycle parking facilities. On the left side, the proposed sits on the boundary, in line with the existing. On the right side, it is set in from the boundary in order to allow for maintenance access.

4.0 LAYOUT

The main access to the extension will be from the existing salon with further access from the rear into a corridor running along the left side of the building. Two large rooms will be accessed from this corridor as well as a WC.

5.0 VISUAL APPEARANCE

The proposed will be clad in clay facing brick to match the existing and fit in with the neighbouring properties.

6.0 IMPACT ON SURROUNDING LAND USES

The buildings have been designed so that reasonable levels of privacy and amenity for occupiers of the neighbouring and proposed property have been maintained.

7.0 LANDSCAPING

The building will have designated bin storage and cycle parking facilities to the rear.

8.0 ACCESS AND HIGHWAYS

The property will be accessed from the main building and further accessed from the rear. Access from the main highway is via an alleyway on the left side.

9.0 SECURITY

In accordance with secured by design standards, the one access to the building from the rear, will be a lockable door.

10.0 SUMMARY

This proposal is allow the existing users to offer a better service to its current clientele by having more appouitmnnets available and potentially to branch out to include other beauty therapy treatments within the salon to further benefit the local area.

The proposal will have tremendous benefit to the exiting business and local residents and there are no down sides to the proposal.

It is hoped that the council will support this application by granted planning permission so the improvements can be deleivered very soon.