

LUDLAM

CHARTERED
TOWNPLANNERS
+
DEVELOPMENT
CONSULTANTS

ASSOCIATES

THE BANK
99 PALATINE ROAD
DIDSBURY
MANCHESTER M20 3JQ
tel 0161 434 7986
fax 0161 445 4639
mobile 07831 121162

email@ludlamassociates.com

**113 LAPWING LANE
MANCHESTER
M20 6UR**

**INSTALLATION OF ENCLOSED CANOPY AT REAR OF PREMISES
TO FORM AN ENCLOSED SEATING AREA FOR CUSTOMERS**

SUPPORTING STATEMENT

**KATH LUDLAM
LUDLAM ASSOCIATES
SEPTEMBER 2021**

INTRODUCTION

This Statement is prepared in support of an application for full planning permission for “*Installation of enclosed canopy at rear of premises to form an enclosed seating area for customers*” on behalf of Mr. Grant Ashdown trading as Neighbourhood Pizza at 113 Lapwing Lane, West Didsbury, M20 6UR.

SUBMITTED DOCUMENTS

The application is accompanied by the following documents:

- Completed Application Forms (No Fee payable as resubmission, see below)
- NMB/LL/001 Location Plan with Existing Building Details
- NMB/LL/002 Rear Extension Details
- 16472-NIA-01 Rev. C Noise Impact Assessment
- Supporting Planning Statement.

PLANNING HISTORY

128264/FO/2020 *Installation of canopy at rear of premises to form an external seating area for customers*
Refused 19th April 2021.

AMENDED PROPOSALS

The current proposals have been designed to address the Reasons for Refusal of the above planning application, which were:

1. *“The erection of the proposed canopy would facilitate the more intensive use of the existing outside area of the existing premises to the detriment of the amenity of the occupiers of nearby residential properties. The proposed development would therefore be contrary to the provisions of Core Strategy policies SP1, DM1 and C10 and saved Unitary Development Plan policies DC10 and DC26”.*
2. *“The proposals due to their siting, scale, design and materials are considered to form an incongruous feature to the detriment of the visual amenity of the area and fail to preserve or enhance the Ballbrook Conservation Area in which the proposals are located. The proposed development would therefore be contrary to the provisions of Core Strategy policies SP1, DM1, EN3 and saved policy DC18.1”.*

The current proposals are amended from the previous application in the following manner:

- A qualified architect, Nigel Baxter, has been appointed to advise on amendments to the design. These are indicated on the submitted drawing

‘Rear Extension Details’ (Ref. NMB/LL/002). The structure will no longer be open but will be enclosed by the construction of brick walls, extending above the original boundary walls to the height of the timber soffit and fascia which will be painted black. The existing sloping membrane roof with 4 polycarbonate, opaque rooflights will be retained.

- A Revised Noise Impact Assessment has been prepared following consultation with the Council’s Environmental Health Officer
- The hours of opening are proposed to be reduced to 21:00hrs each day
- Music will not be played.

ISSUES

The issues which were identified in the Delegated Report for the previous application were as follows:

Principle

There remains no change to this being acceptable in principle, subject to the considerations of the visual and residential impacts.

Visual amenity and impact of Ballbrook Conservation Area

At the time of the previous application, the structure was under construction as shown on the photograph reproduced in the Delegated Report. The structure has since been painted and looks considerably better already. However, the amendments proposed in this current proposal will provide further improvement by creating a wholly brick building utilising the original brick boundary walls. This will look in keeping with this part of the Conservation Area and is appropriate in this context.

Residential Amenity

The Council’s Environmental Health Officer has been consulted on the methodology of the Noise Impact Assessment and this has been reviewed to address her concerns. The Report concludes that there will be no adverse noise impact on the nearest residential properties, and the proposed structural amendments will provide further acoustic mitigation.

In addition, the applicant is willing to accept conditions restricting the opening hours to 21:00hrs each day and that live music will not be played.

CONCLUSION

It is submitted that this revised scheme has addressed the concerns identified in the previous proposal and that planning permission should be granted with the suggested conditions to ensure the amenity of residents is protected.