

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

22 April 2021

Dear Sir/Madam,

Town and Country Planning Act 1990 (AS AMENDED)

RE: Installation of window and door to shop front

AT: 355 Barlow Moor Road, Chorlton-cum-Hardy, Manchester, M21 7FZ

SITE AND SURROUNDINGS

The application site comprises a two-storey, end of terrace property located on the western side of Barlow Moor Road and at the corner of Hardy Lane and Barlow Moor Road. The application relates to the ground floor commercial unit of the premises.

The application site is not a listed building, nor is it located within a conservation area.

RELEVANT PLANNING HISTORY

Planning application (ref: 129098/P3CPA/2021) for prior approval for change of use from betting shop (sui generis use) to café (A3 use class) was approved on 17 March 2021.

PROPOSED DEVELOPMENT

This is for the submission of an application for the installation of a new window and door to the shop front.

PLANNING POLICY

- MHCLG's National Planning Policy Framework (2019)
- Manchester Core Strategy (2012)
- Manchester Guide to Development SPD (2007)

MATERIAL CONSIDERATIONS

The proposal seeks the installation of a new window and door to the south east elevation of the shop front.

Character and Appearance

The immediate terrace does not display any established characteristics other than the presence of commercial properties at ground floor with residential or office space above. Given that the application site and more specifically the elevation to be altered is positioned at a busy junction away from the main row, it is considered that there will be no negative visual impact on the character of the locality.

The existing side/rear extension currently shows no windows and displays a flank brick wall; the proposed window and door will improve the aesthetics of this façade and will improve the overall appearance of the ground floor premises in line with its intended use as a café.

It is therefore considered that the proposals comply with Policies DM1 and CC9 of the Core Strategy.

Neighbouring Amenity

The proposed window and door will be positioned at the south eastern elevation which faces onto the main highway of Hardy Lane. This elevation does not face any immediate neighbours and therefore will not raise any issues in terms of loss of privacy.

The proposal will not alter the scale of the property and therefore will not cause any harm in terms of overdominance or loss of daylight/sunlight.

The positioning of the new window and door will move the entrance/exit away from neighbouring properties and therefore any noise generated by comings and goings at the site will be reduced.

The proposal is therefore compliant with Policy DM1 of the Core Strategy.

In light of the above assessment, we respectfully ask the case officer to grant planning permission for the proposed developments.

Yours sincerely,



MZA Planning