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**THE KIOSK
99 LAPWING LANE
DIDSBURY
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M20 6UR**

USE of FRONTAGE for OUTDOOR DINING AREA

PLANNING and HERITAGE STATEMENT

**KATH LUDLAM
LUDLAM ASSOCIATES
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INTRODUCTION

This Statement is submitted in support of an application for *“Use of frontage as outdoor seating area; alterations to front elevation”*.

HOURS of OPENING

Monday to Thursday	09:00 to 23:00
Friday/Saturday	09:00 to 24:00
Sunday/Bank Holidays	10:00 to 22:30

PLANNING POLICIES

The relevant policies referred to are **SP1** and **DM1** of the Core Strategy.

PRE-APPLICATION CONSULTATION

An exchange of emails on 3rd February 2021 with Rob Tyrer (Planning Officer) confirmed that the proposed use of The Kiosk falls within Class E and that planning permission is therefore not required. Planning permission is required for the use of the forecourt as an outdoor seating area and for any elevational changes.

COMPLIANCE WITH PRE-APPLICATION ADVICE

The submitted Drawings show tables and chairs to all be sited to leave a clear 1000 wide pedestrian walkway which is sufficient to allow access for pedestrians, wheelchair users or prams/buggies.

The above items will be removed at closing time and stored within the restaurant area. This is the same arrangement which occurs at all the other premises with outdoor dining facilities in the vicinity.

COMPARABLE EXAMPLES/PRECEDENT

The nearby premises along Lapwing Lane Shopping Parade have comparable uses of the forecourt area for outdoor tables and chairs with comparable hours of operation.

102309/FO/2013/S2
23rd December 2013

97 Lapwing Lane *Wine and Wallop*

067174/FU/SOUTH/03

18th March 2003

101 Lapwing Lane *Didsbury Kitchen*

114222/FO/2016

17th May 2017

105 – 107 Lapwing Lane *Chilli Banana*

109 Lapwing Lane *The Deli*

121709/FO/2018

15th February 2019

111 Lapwing Lane *Nagoya Sushi and Noodle Bar*

F16258

7th October 1981

113 Lapwing Lane *GB Pizza Co.*

CONCLUSION

These proposals are in accordance with relevant Development Plan policies and consistent with other uses in the vicinity. They will contribute to the vitality and viability of the Parade and will enhance the character of the Conservation Area.