

February 2020

**Site @ Caramello, 10, Whitechapel Street,
Didsbury, Manchester M20 6UB**

Design Statement



S.W. Foulkes
stevefoulkes@btinternet.com

Design and access statement

1.0 Type of application

- 1.1 This design statement is in support of a resubmission of Detail planning application 124435/FO/2019 for change of use relating to the site listed below and has been written to meet the requirements of article 4C of the Town and Country Planning (General Development Procedure) order 1995 (as amended)

2.0 Location of proposed development

Site at Caramello , 10 Whitechapel Street, Didsbury, Manchester

3.0 Description of proposed development

This proposal is for the change of use of an existing first floor apartment to additional seating in connection with the existing cafe below.

4.0 Document first compiled on

10th February 2020

5.0 Amendments

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6.0 Applicant

Mr S.Sadiq

7.0 Agent

S.W. Foulkes
Stevefoulkes@btinternet.com

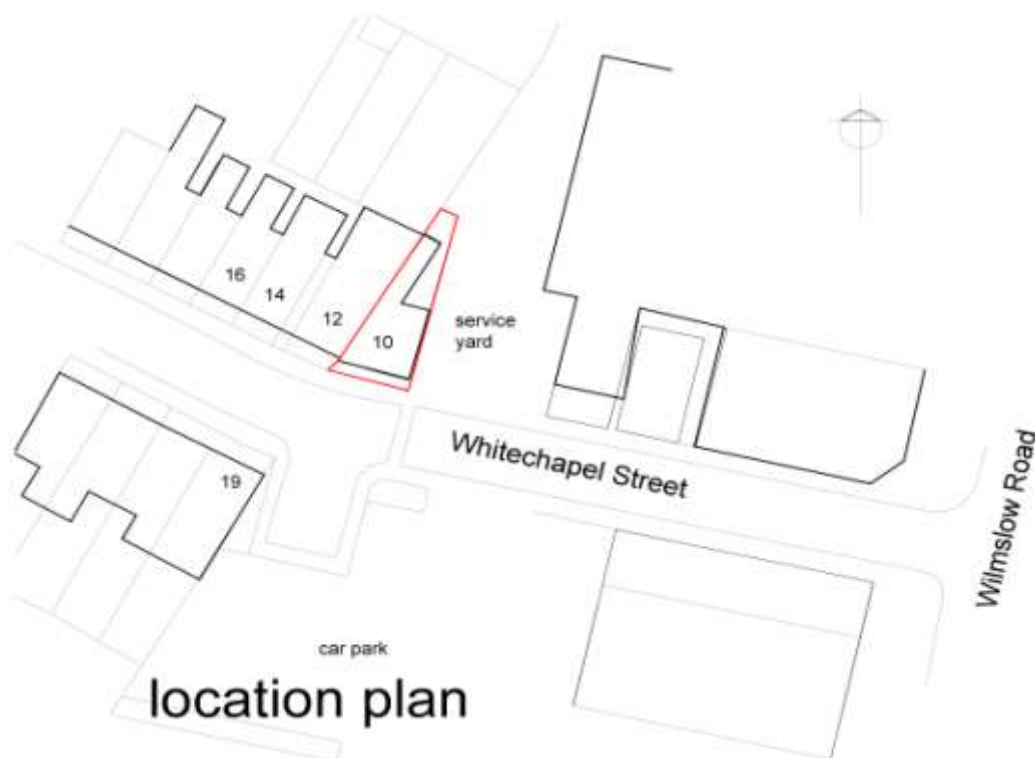
Site Description

The site is at 10 Whitechapel Street, Didsbury.

Didsbury is a busy suburb in south Manchester that is known for its restaurants and hostelrys. Whitechapel Street is a side road off the main shopping street of Wilmslow Road and has been subject to traffic calming measures in the past. This has been to protect the close knit terraced houses to the west side of Wilmslow Road that are set behind the shops from becoming a 'rat run' route out onto Wilmslow Road. Whitechapel Street remains a preferred and busy route for pedestrians walking into the village.

The ground floor of 10 Whitechapel Street has been run successfully for a number of years as a cafe called 'Caramello'. The customers of the cafe virtually all arrive on foot and the business is something of a community asset.

The busiest times for the cafe are naturally in the middle of the day. At the busiest times the management have had to turn customers away and therefore lose business. Hence, they brought forward a proposal to expand the seating capacity to cope with these peaks in activity and secure the financial viability of the cafe. They submitted an application to Manchester City Council in 2019 to use the existing first floor as an additional seating area.



Planning history

This previous planning application ref 124435/FO/2019 was refused on 6th December 2019

There were two reasons cited for the refusal of the application.

Firstly, that the provision of the additional seating on the first floor, due to the noise and activity associated with its use will have a detrimental impact upon the residential amenity enjoyed by the residents of no 12 Whitechapel Street

Secondly, that the provision of the additional seating on the first floor due to the intensification of the cafe use and the associated comings and goings will have a detrimental impact on the residential amenity enjoyed by the residents of Whitechapel Street.

Pre application consultations

Following the refusal of the application we had consultations with the planning case officer Mr Dave Lawless regarding any potential variations that could be made to the application that could make the proposal acceptable.

In respect of the first reason for refusal, it was suggested that restricting the opening hours between 8:30am and 6:00pm Monday to Saturday and 10:00am to 4:00pm on Sunday would minimise the potential for unacceptable disturbance to the residents at 12 Whitechapel Street.

It was further suggested that restricting the potential number of customers that could be accommodated on the first floor would also contribute to reducing the potential level of any noise nuisance.

Both these measures have been incorporated into the current proposal submitted as part of this application

The additional seating at first floor is laid out as casual seating which both limits the numbers and provides a more relaxed atmosphere.

An Acoustic survey and report prepared by specialist consultant included as part of this application shows that the potential for unacceptable noise nuisance between the first floor of no 10 and no 12 Whitechapel Street is small. This is because no 12 is an end terrace and no 10 is a detached structure albeit butted up against the gable of no 12. They are not simply separated by a party wall.

Conclusion

We feel that the applicant has worked with the planning authority and gone the 'extra mile' to minimise any potential perceived reduction in the residential amenity of their neighbours.

It is the council's policy to support existing businesses in the high street to maintain activity in village centres and this business provides a daytime meeting place for the local residents.

We therefore feel this application should be supported.