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Planning Development Control
Town Hall Extension,
PO Box 463,
Albert Square,
Manchester,
M60 3NY

29/11/07

Our Ref: GOD /07/572

Dear Sir or Madam

Planning Application: Kitchen extract,trellis and roof
The Parrswood PH, Parrswood Road, Didsbury, Manchester, M20 6JB

We act on behalf of Tattershall Castle Group Acquisitions, the owners of the above property, for which we are hereby submitting an application for a planning consent proposing:

"New extraction duct, the erection of a new trellis to the rear garden, and new roof to front pergola."

Our application includes the following:

- 4x Planning Application Form
- 4x Covering Letter (Design and Access Statement)
- 4x Drawing no. 2006/04
- 4x Drawing no. Q.29568
- 4x External Photographs
- 4x Site Location Plan
- Application Fee of £135

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The application proposes the installation of a new extractor fan to the western elevation of the Parrswood Public House fronting School Lane. The erection of a 1.8 metre high trellis to the perimeter of the rear beer garden and the installation of a new poly carbonate roof to be inset into the existing front pergola.

Site and Surrounding Area.

The building is situated on a large corner plot with frontage onto School Lane to the south and Parrswood Road to the east. The building trades as a pub with ancillary accommodation upstairs. The premises incorporates two outside eating/drinking areas, one to the front of the premises, where the pergolas are situated, and one to the rear of the premises which bounds the rear gardens of three neighbouring premises. The surrounding area is largely residential in character, and a school is located to the south east of the site.

Planning Policy Framework

The proposals have been prepared in accordance with relevant National and Local Planning Policy. The primary consideration was the effect of the proposal on the residential amenity of the area namely visual amenity and also the effects of noise on the immediate surrounding area. The site is located towards the edge of the urban boundary in the Didsbury area.

The site does not fall within any specially designated area according to the local plan designations and therefore no specific policies must be examined in relation to this proposal. However the site does fall within the Didsbury local area and this area has a number of general policies that do apply to the site which will be examined below.

The local plan states in general policy for Didsbury, DB1B, that it will encourage development that;

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"will ensure that the area remains an attractive location in which to live and work"

and will

"improve the quality of the local environment"

The nature and scale of the works proposed in this application are relatively minor and are sought as a means of improving the quality of the local environment both within the curtilage of the existing site and in its immediate vicinity.

The installation of a poly carbonate roof within the existing front pergola will have no impact on the visual amenity of the frontage of the site whatsoever, as it will not be visible to passers by either from the footpath or the road. It will, through adding rigidity to the structure, serve to make the space beneath more secure and durable contributing to a safer more enjoyable social space for residents to enjoy in more varied weather conditions than is possible at present. The segmented approach to the roof installation addresses the possible issue regarding the workplace smoking ban as sufficient area has been left unadorned to allow it to continue its function as an outside smoking area. Overall the installation will serve to improve the function of the outside area through offering a greater opportunity for people to access this area.

The installation of a new 1800mm high trellis to the perimeter of the rear beer garden will serve to improve the visual amenity of the three adjoining premises. The trellis will serve as a natural barrier to the public house and its composition of vegetation rather than an extension of blocks and mortar will simultaneously soften the impact of the current boundary wall and increase the aesthetic quality of the boundary. Also it will increase the level of privacy for all parties by reducing overlooking and through

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enclosing the rear courtyard more fully. The trellis will not only serve as a visual boundary but will also serve as a sound barrier to the noise emanating from the pub.

The installation of the new kitchen extract is a necessity to the continued functioning of the establishment. The extract will be situated on the western side of the site and

will front onto a semi private space on the western side of the building. The space is currently used as a parking space and has no social function whatsoever. The addition of the kitchen extract will not impact negatively on the character of the space as we believe it is currently unused by local residents and will not impact on the visual amenity of the neighbouring dwelling due to the distance between both properties.
Full details of the noise output levels of the extract unit have been provided as part of this application. The kitchen extract fan is at 68DB at three metres and the kitchen supply fan is at 53DB at three metres. These figures demonstrate a minimal level of sound transmission from the unit, and therefore no impact on residential amenity upon surrounding dwellings is foreseen.

No alterations to existing access arrangements are proposed.

We therefore trust that the enclosed application can be delegated for approval. However, should you require any additional information please do not hesitate to contact the undersigned or Kieron Jones of these offices, on the number outlined above.

Yours sincerely,

Gary O Doherty
Planning Potential

Directors: Caroline Dawson BA (Hons) DMS MRTPI Helen Cuthbert BSocSc (Hons) MA MRTPI Ben Ellis BSc (Hons) MRTPI
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