Location of Proposed Development:
K & K Convenience Store, 2, Lytton Avenue, Cheetham Hill, Manchester. M8 0SQ.

Application Description::
Proposed Ground Floor, Side & Rear Extension to Existing Shop

Applicant:
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PLANNING AND BUILDING CONTROL
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1.1 Planning Policies

Applicable Planning Policies

The Regional Spatial Strategy (RSS) for North West England

DP2: Promoting sustainable communities - Ensuring development contributes to a high quality of life for existing and future residents;

DP7: Promote Environmental Quality - Ensuring that new development demonstrates good design and respect for its setting.

National Planning Policy Statement 1 (PPS1): Delivering Sustainable Development

PPS1; Encourages the promotion of urban and rural regeneration to improve the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments that create linkages between different uses and create more vibrant places.

H2.2; states that Councils will not allow development which will have an Unacceptable impact on residential areas. The matters which Councils will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

DC14.1; sets out the considerations that the City Council will take into account in determining applications relating to shop fronts, security grilles, advertisement signs, canopies and awnings. It states, "The Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate, and of the area within which the premises are located".

DC14.2; states that shop fronts should allow full access for people whose mobility is impaired. The only exceptions, which the council will normally permit, are where the cost is unreasonably high or where there are particularly difficult physical architectural constraints, or where the architectural character of a listed building would be damaged.

Design For Access 2

DFA2: The Design for Access 2 manual provides a set of good practice standards to improve the provision of accessible design in new buildings, refurbishments and in the environment. DFA2 builds upon existing government regulations and guidance by taking account of new technology and the experience of disabled people in using services, buildings and the environment.
The manual is part of a process of improving access and represents agreements reached with the City Council.

1.2 Use & Context

2, Lytton Avenue (Fig 1) is a two-storey Victorian end-terraced property located in the Cheetham Hill area of Manchester. It is situated on the corner of Lytton Avenue and Balmfield Street (Fig 2) just off Cheetham Hill Road, a mille north of the city centre.

The property is currently operating as a corner convenience store. The immediate area is residential (Fig 3) and consists of terraced domestic dwellings with some retail, commercial and public service buildings close by (Figs 4, 5 & 6).

Cheetham Hill Road offers bus services into Manchester and the surrounding areas.

The business is supported locally but would benefit from a scheme of modernisation. This, it is believed, would re-enforce the local appeal and attract a wider customer base by improving the kerb appeal, functionality and the shopping environment.

The proposal is to construct a ground floor extension to the side and rear and move the entrance to the Balmfield Street elevation.

The proposal complies with PPS1 and is seen as beneficial as the new development will create a pleasant addition to the structure which will improve the overall appearance and enhance the street scene, without detracting from the amenity enjoyed by the surrounding properties.

Design and Function:

2.5 *Quality is much more than aesthetics. There should be no conflict between good design and buildings that function well and meet the needs of their occupants.*

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007).

It is considered that the proposal will meet the twin objectives of good design and functionality. And will contribute to a high quality of life for existing and future residents In line with DP2.

1.3 Planning History

There has been one planning application submitted for the property:

Ref. No: 33752 - Planning application for an Illuminated Fascia Name Sign submitted in March 1989 and approved in May 1989.

1.4 Amount

The amount of development is governed by the needs of the client and his business, the site layout and boundaries, and has been chosen to adhere to these constraints.

The proposal will be to construct, along the Balmfield Street elevation and within the shop boundary line, an extension that will generate a viable use to an otherwise vacant and redundant area.

This will increase the overall amount of development at ground floor level and is considered acceptable to provide the desired internal environment whilst improving the external appearance. The height of the extension will be sufficient to provide adequate facilities within, whilst respecting the height of the existing structure, the surrounding buildings and the amenity of the area.

The development will also provide the necessary inside floor space for the proposed use, within the current site boundaries, whilst allowing easy access to the building.

The building will also be in proportion to its location as well as the adjacent properties,

1.5 Layout

The layout was decided after considering the best way to utilise and improve the current building layout. Consideration was given to providing the required operational and storage space for the business, improving access and the external appearance whilst respecting the surrounding properties.

It is considered that the development will achieve it's primary aim without detracting from the amenity enjoyed by the neighbours.

It is also considered that the development will be appropriate for the area, will not adversely affect the occupiers of the surrounding properties and will blend in with the existing buildings.

As can be seen from the submitted plans, the shop front will be relocated onto Balmfield Street. This will make for better accessibility in line with DFA2.

1.6 Scale

The scale of the proposed extension will compliment the existing building. The finished structure will be in proportional to the site and neighbouring buildings. This will be achieved by maintaining current building lines, building heights and by using materials that will match and/or compliment the existing and adjacent properties.

1.7 Appearance

The completed development will maintain the appearance of the original building and will remain in keeping with the existing and adjacent properties.

All materials used will be consistent in terms of colour, size and texture with the existing and surrounding properties so as to maintain the visual amenity of the area and closely match the local scene.

New elevations will be faced in brickwork of a colour, size and bond to match the existing and adjacent buildings. The colour and type of mortar joint will also match.

Doors, gutters and waste pipes will be selected to match the existing and adjacent buildings.

In line with policy H2.2 every effort has been made to ensure that the proposal will have minimal impact in terms of scale, appearance, noise, vibration, traffic generation, road safety and air pollution.

The finished development will be in keeping with the character of the existing and adjoining buildings in line with Development Control policy DC14.1.

Also the proposal demonstrates good design and respect for its setting in line with DP7.

1.8 Landscaping

Overall there will be very little landscaping required. All hard surfaces surrounding the building will be replaced where necessary to provide level surfaces for ease of access and the avoidance of any trip hazards.

Any remaining surfaces will be blended back to existing contours and finishes using materials of the same quality and grade as the existing.

1.9 Access

The property is located in an established residential area and is accessed by pedestrian, cycle and vehicular traffic from Cheetham Hill Road (A665). The property is also close to Queens Road and both these main roads offer good access into the nearby city centre of Manchester and onwards to the rest of the borough, providing good accessibility to all potential users

The development complies with 'Planning policy guidance note No 13-Transportation ' And is accessible by a range of transport facilities including public transport.

The proposal will not generate any significant amount of traffic and will not impact on the amenity currently enjoyed by the existing residents. However there is ample on street areas in which to accommodate any extra traffic (Figs 2, 3 & 7)

The new shop entrance will have a level approach (Figs 1, 7 & 8), which will afford easy and uninterrupted access for both foot and wheeled traffic in line with DC14.2.

The doorway will comply with "Design For Access 2" and have a minimum single clear opening of 1000mm. The rear of the property will be accessed via the existing doorway through the back yard and onto the gated rear alleyway (Figs 9 & 10)

All approaches to the property will be via hard, level surfaces, affording easy and uninterrupted access to all entry points.

The inside of the new shop will have a level arrangement and offer a layout to maximise the available space whilst providing inclusive access.

2.0 Photographs



Fig. 1



Fig. 2

2.0 Photographs (Cont..)



Fig. 3.



Fig. 4



Fig. 5.



Fig. 6.



Fig. 7.



Fig. 8.



Fig. 9.



Fig. 10.