Khawaja Planning Services

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DESIGN & ACCESS STATEMENT FOR PLANNING APPLICATION AT 999 STOCKPORT ROAD, MANCHESTER, M19 2SY

INTRODUCTION:

The property at 999 Stockport Road is currently vacant but was previously used as a retail shop. The property is a three-storey building and sits in an established parade of retail units. Stockport Road is a very busy and vibrant road that links Manchester city centre with Stockport.

BUILDING CONTROL
22 MAR 2013

BACKGROUND:

Most of the properties in the area were originally constructed from brick with blue slates to the roof, as is the property at 999 Stockport Road. The property is decades old and has been extended to the rear in the past. Planning permission was granted to convert the retail unit into a hot food take away in 2004 (App. No. 070486/FU/2004/N2), however this permission was never implemented.

PROPOSAL:

It was proposed by our client to convert the vacant retail unit into a hot food take away. To modernise the property the existing uPVC shop frontage will be replaced with a powder coated aluminium shop frontage (with toughened glass). The main entrance into the property will be relocated to the centre of the frontage. A 400mm extraction flue will also be installed to the rear of the property and painted matt black to minimise its visual appearance.

There is a self-contained flat on the first and second floors of the property. This flat will remain and will be occupied by the owner of the hot food take away.

ACCESS:

The existing property has three entrances. The front entrance has a 200mm step and thus does not allow level access. Unfortunately the property leads directly onto the public highway so an external ramp will not be feasible. The rear entrances do allow level access and will be retained as part of this development.

PARKING:

The site currently has no off street parking spaces available.

SUMMARY:

Every effort has been made in this proposal to meet the planning policies of the council. It is of up most importance for developments to match and complement the host property and the wider properties in the surrounding area.