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DESIGN AND ACCESS STATEMENT 28 August 2008

With regards to extension to existing restaurant at 782 Wilmslow Road, Didsbury.

This planning application is for revisions to planning permission 075664/FU/2005/S2.

The changes that are proposed to the approved scheme, are as follows ;-
A), Windows and doors on side elevation repositioned.
B), Door on rear elevation repositioned.
C), Roof, on main roof area of extension, reduced in height by 0.50m.

No changes are proposed to the siting or floor area of the approved extension.

Design

The development will improve visual amenity by the removal of the large flat roof area on this property.
This revised development is actually less in volume, than the approved scheme, as the roof height is reduced.
Materials for external walls and roof covering will be as agreed for the approved extension.
The privacy and amenity of occupiers of existing residential properties in the area, will not be affected by these proposed changes to the approved development.

Access

Access to the Property is via the existing access of Wilmslow Road. There is a rear access/fire exit from the rear walkway and an external door from Grove Lane, giving access/fire exit to the first floor.
The access areas have no steep gradients.
New doorway widths will comply with Building Regulations.
Access to the building will be no different than the previously approved scheme, other than position of doors moved slightly.

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