PROPOSED REAR STAIRCASE AT 202 BURTON ROAD, MANCHESTER M20 2WA

DATE : SEPTEMBER 2008

PLANNING
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RECD 15 SEP 2008
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STATEMENT IN RESPECT OF PPG15

The building is within the Albert Park Conservation Area and the following statement is in respect of Planning Policy Guidance 15 (Planning and the Historic Environment)

The proposal is at the rear of the property and therefore does not impact on any visual aspect in any significant way. Indeed, there are a number of properties on the block and in the surrounding area that have existing rear metal staircase and have had so for a considerable number of years.

The building is a typical terraced property comprising a commercial unit on the ground floor and a flat above, and is not a listed building

There are no exceptional or features of historical interest on the rear. The rear façade comprises simply a yellow-painted brick rear and outrigger and a silver exhaust vent from the kitchen of the ground floor premises.

The property is accessed via a small ginnel.

The upper floors of the property are vacant and falling into disrepair. The owners have previously and are proposing to invest a considerable amount of money in improving the economic prosperity of the area. Therefore this proposal will benefit the area – it will eliminate the vacant disused floors and will enable the residential unit to be used again, alleviating the housing shortage in the area.