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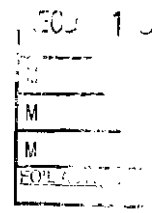

CROMA, 498/500 WILBRAHAM ROAD, CHORLTON.

ENCLOSURE OF TERRACE

SUPPORTING INFORMATION / DESIGN AND ACCESS STATEMENT / PPG15 STATEMENT

MAY 2008

INTRODUCTION

This application is for the enclosure of the outside terrace area at the front of Croma, 498/500 Wilbraham Road, Chorlton. It demonstrates that the application is acceptable in respect of (i) adopted planning policy including PPG15; (ii) its use and (iii) design and access.

SITE

The site is an existing restaurant which is located within the Chorlton District Shopping Centre and the Wilbraham Road / Edge Lane Conservation Area. It is situated on the north side of Wilbraham Road on the corner of Manchester Road. The premises has a large curved frontage with an outside dining area.

PROPOSAL

The proposal is to enclose the existing terrace at the front of the restaurant. The terrace is already covered by a glazed canopy which would be enclosed by a line of faceted glazing in three bays with sliding doors in each bay. It would follow the line of the canopy and be located behind the existing balustrade. There would be no increase in floorspace.

It is also proposed that the hours of use of the enclosed area and the main dining area will be the same, i.e., Sunday to Thursday 11.00am to 11.30pm and Fridays and Saturdays 11.00am to 12.00 midnight.

RELEVANT PLANNING HISTORY

071143/FO/2004/S1 – Change of use of shop to a restaurant. Approved 8.7.04

Opening hours were restricted to:
Sunday to Thursday 12.00 noon to 11.30pm
Fridays and Saturdays 12.00 noon to 12.00 midnight.

073768/FO/2004/S1 – Erection of front canopy to provide terraced seating area and single storey rear extension following demolition of original rear outrigger extension, use of part of 1st floor for kitchen area and customer toilets, installation of rear external fire escape and elevational alterations to shop front. Approved 17.2.05

Opening hours of the indoor part of the restaurant were restricted to:
Sunday to Thursday 12.00 noon to 11.30pm
Fridays and Saturdays 12.00 noon to 12.00 midnight.
The use of the terrace was restricted to 11am to 9pm Monday to Sunday.

078923/JO/2006/S1 – Variation of Condition 9 attached to planning permission ref 073768/FO/2004/S1 to allow the use of the outside drinking area until 11.00pm Monday to Saturday and 10.30pm on Sundays. – Approved 31.5.06

PLANNING POLICY

This application should be considered against PPS1: Delivering Sustainable Development; PPG15: Planning and the Historic Environment and the Manchester Unitary Development Plan.

PPS1: Delivering Sustainable Development

Paragraph 6 states:

"*Planning has a key role to play in the creation of sustainable communities: communities that will stand the test of time, where people want to live, and which will enable people to meet their aspirations and potential.*"

Paragraph 7 states:

"*To help meet these broad objectives, the country needs a transparent, flexible, predictable, efficient and effective planning system that will produce the quality development needed to deliver sustainable development and secure sustainable communities.*"

Paragraph 8 states:

"*This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.*"

Paragraph 23 refers to sustainable economic development. It advises that planning authorities should:

"*Actively promote and facilitate good quality development, which is sustainable and consistent with their plans*"

PPG15: Planning and the Historic Environment

Paragraph 4.20 assists local planning authorities in the interpretation of "*preserve and enhance*". It states that:
"*Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.*"

Unitary Development Plan Policies

E3.3 – This states that the Council will encourage new development of the highest quality on the City's major radial and orbital roads.

E2.7 – The Council wishes to ensure that buildings and areas of special architectural or historic interest are retained and maintained. It will seek to preserve and enhance the setting of such buildings and areas by appropriate control over the design of new development.

E3.8 – The Council wishes to enhance the appearance of conservation areas.

DC10.1 – In determining planning applications for development involving the sale of food or drink the Council will have regard to:

- The location of the proposed development;
- The effect on neighbouring residents;
- The availability of safe and convenient arrangements for car parking and servicing;
- Ease of access for all;
- The storage and collection of refuse and litter.

DC14.1 – In determining applications relating to shop fronts, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings.

DC14.2 – Shopfronts should allow full access for people whose mobility is impaired.

DC18.1 – The Council will give particularly careful consideration to development proposals within conservation areas. It will consider the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

SUPPORTING INFORMATION

The application is to enclose the existing terrace underneath the front canopy. The proposed development would not be introducing a new use, neither would it be increasing an existing use as planning permission already exists to use the terrace as a dining area. Therefore, the proposal would not have any material effect upon car parking, residential amenity, refuse collection or servicing.

The main indoor dining area provides 226 SqM of space and the outdoor dining area, i.e., the terrace, provides 28 SqM of dining space. The applicants would like this outdoor area enclosed so that it can be used all year round instead of just during the summer months. The sliding doors would allow the area to be opened up in warm weather.

Because the use of the area already has permission, the only issues to consider are the design and appearance of the proposal.

There would be minimal change to the appearance of the building as the existing structure would remain. The balustrade railings and the supporting columns to the canopy would be retained. Aluminium sliding windows and

glazed curtain walling would be set back approximately 50mm behind the line of the existing columns. The aluminium frame would be powder coated white to match the exiting structure. There would be no change to the canopy roof.

Because the glazing would be completely set within the existing structure it would only have a small effect upon the streetscene. The use of glazed walls would retain the appearance of a light and open aspect to the terrace.

The alterations would comply with Part M of the Building Regulations. The existing ramped entrance to the restaurant would remain allowing wheelchair/ pushchair access. It would not be enclosed by the glazing and therefore the proposal is also in accordance with Manchester City Council guidance: Design for Access 2.

CONCLUSION

No new use is proposed and therefore issues surrounding the use of the terrace have already been considered by planning approvals 073768/FO/2004/S1 and 078923/JO/2006/S1.

The appearance of the proposal is considered to be acceptable as the only visual alteration would be the insertion of the glazing within the existing structure. It is considered therefore, that the enclosure would represent only a minor visual change and it would respect the character of the parent building.

The ramped access to the restaurant would be unaffected by the proposal so there are no adverse implications for disabled access.

It is considered that the proposal is in accordance with National Planning Policies PPS1 and PPG15 and UDP Policies E2.7, E3.8, E3.3, DC10.1, DC14.1, DC14.2 and DC18.1 of the Manchester Unitary Development Plan. There are no other material factors that would make this development unacceptable and we request, therefore, that the application be approved.