Planning Statement

Introduction

This planning application has been submitted for the proposal of change of use of Unit 5, The Range, Dudley Road, Whalley Range, Manchester M16 8DE, from a storage warehouse (Class B8) to a retail warehouse (sui generis), fitted kitchen, bedroom, bathroom and plumbing accessories' showroom and associated external alterations.

This statement should be considered in conjunction with the following submitted documentation:

i) Site Location Plan
ii) Existing Ground Floor plan
iii) Proposed Ground Floor Plan
iv) Existing and Proposed Elevation Plan

A design and access statement is no longer required for this type of application in accordance with the Town and Country Planning (Development Management Procedure) England, Order 2010 (DMPO), which came into force on October 1st 2010. Section (c) and (h) of Article 8 (1) in Part 2 of the Order stipulates that a design and access statement is not required for 'a material change in use of building' or 'the alteration of an existing building where the alteration does not increase the size of the building' respectively. This application proposes the change of use of an existing unit together with associated external alterations which do not increase the area of the existing building and is therefore exempt.

However, the planning statement will take into account both the design and access implications of the proposed work on the existing building, as well as outlining the proposed use and its acceptability.

The Site

The application site comprises the rear unit of a building that had formerly been called 'The Range' which is located in the south west corner at the junction of Withington Road and Dudley Road, Whalley Range, Manchester.

The building is two storey and of a modern design comprising of five commercial units, four of which are retail units and front onto Withington road and include a convenience store, sandwich shop, discount store and Tesco shop. The unit subject of this application is located at the rear of the building, behind these four units, and has a narrow frontage on the Dudley road elevation. This elevation is set back from the highway by a parking area accessed off Dudley road.

The existing elevation of the unit is predominantly brick with a large concertina door, and smaller steel door adjacent to it.

The unit is currently vacant, and has been for some time however it has formerly been used as kitchen appliances warehouse called 'The great Range' nearly over the last 25 years.

The proposed development

The proposed use comprises a modern showroom and trade warehouse for fitted kitchen, bedroom, bathroom and plumbing accessories called '**The Range Interiors'**. Most of its cabinets will be manufactured and distributed directly from our factory at Burnley called 'Crown Cabinets Limited' Unit 1a, Elm street mill, Elm street business park Burnley, BB10 1NY.

Crown Cabinets Limited is a leading manufacturer of bespoke quality fitted kitchen, bedroom and bathroom cabinets in the Northwest of England, and has won two awards from Blackburn with Darwen and Burnley Borough Council in 2009 and 2010 for its high growth and for creating 23 quality jobs. It was the only company in this area, which had been supplying its quality fitted bedrooms for the Olympic Village London in 2009 and 2010. The company also had a privilege to fit its unique designer kitchen for the ITV'S DIY programme '60 Minutes Makeover' in 2009.

This new showroom is expected to comprise of (on ground floor) a trade counter for plumbing accessories and specialist fittings required by plumbers and joiners for assembling and installing kitchen, bedroom and bathrooms furniture, which is not generally available at ordinary DIY stores(for example; cams, pins, dowels, special soft close hinges, pull out soft close drawer runners, hanging rails for wardrobes etc), 6 fully fitted kitchens, 4 bedrooms, 6 bathrooms and display samples of kitchen appliances, cookers, washing machines, dishwashers, fridge and freezers, microwaves, pullout wire baskets used in kitchen cabinets, worktops, sink and mixer taps etc.
There will be two designing consultation areas where at a time only two families can sit around the table and discuss their design requirements with our in-house designers and can book appointments for our free measurement, designing and no obligation quotation service at their own home in their convenient time.

The first floor will comprise of two offices and mainly stock storage and will be prohibited to public access and will be signed for staff only.

In respect of opening hours it would be preferably for the showroom to be opened from 8am to 6pm Monday to Saturday and 9am to 5pm on Sunday. These hours are less than to those of adjacent commercial units, however there is scope to discuss hours of operation during the course of the application.

In addition to the change of use this application seeks approval for some minor improvements to the existing building in order to reflect the proposed use of the unit. The alteration relates only to the section of the Dudley road elevation of the building. The external alteration comprises the creation of a smaller entrance with aluminium framed glass door with two similar side glass panels in the place of the existing concertina entrance and brickwork in-fill on the top section, about 3 feet, and the existing smaller side steel door to match the existing elevations.