DESIGN AND ACCESS STATEMENT

PLANNING STATEMENT

1. This Statement supports an application by Mr. Ali Spahiu which seeks planning permission for the construction of double storey rear extension to create an extended kitchen to accommodate a flat above the existing Café, at 14 Lansdowne Road Crumpsall Manchester M8 5SH

2. In addition to this Statement, the documents submitted in support of the application comprise the following:-

- 1:1250 Scale: Site Location Plan with the application site edged in red.

- 1:100 Scale: A drawing showing details of the proposed layout of the ground floor including the rear extension.

- 1: 100 Scale: A drawing showing details of the existing and proposed elevations of the building.

THE SITE

2. The application site, is a three storey building with ground floor being used as a café , upper floor of the building is currently being used as a flat. The building is a three storey brick building.

THE PROPOSAL

6. The proposal entails:

a) The 1st floor extension at the rear of the building will create an extended kitchen, thus providing an accommodation to suite a modern family accommodation. It is proposed that the extension,5.5 m long,3.0m wide and 6..7m high to roof , covering the rear of the property. The extension would have a flat roof and constructed in materials to match existing. (I.e. brick & flat roof). An opening is proposed for access for waste material disposal and an exit route for fire exit leading to the rear alley.

The opening hours are as follows:

Monday to Saturday 8:00am to 8:00pm

Sunday 8:00am to 8:00pm

Daily including bank holidays

Since there is no parking space available within the site, no on-site parking provision has been made in the submitted scheme. No alterations affecting the frontage of the building are proposed.

POLICY GUIDANCE

National policies

(Sustainable Development) sets out the overarching planning policies on the delivery of sustainable development and the general principles of the planning system. PPS1 encourages the promotion of urban and rural regeneration to improve the well-being of the communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments that create linkages between different uses and create more vibrant places.

(Planning and Noise) guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities, which generate noise. It explains the concept of noise exposure categories for different sources of noise.

Unitary Development Plan

An implicit part of this vision, and one of the city council's key priorities, is to halt the decline in the city's population, and work towards a population increase in the future. The UDP takes a holistic approach to achieving this, which involves not only ensuring that there is an adequate supply and range of good quality homes, but also securing the provision of an attractive and safe physical environment, a comprehensive range of accessible everyday facilities, accessible employment opportunities, and fostering a positive and dynamic image for the city. Together this will help to ensure that the city is a place where people choose to live, work and visit, and one that its residents are proud of.

The Planning Acts require planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan comprises the Unitary Development Plan (UDP) for the City.

Aim to maximise employment opportunities for local people

The provision of a good range of quality local employment opportunities is an important aspect of tackling deprivation and supporting the continued stability and sustainability of the city. Salford has seen a significant strengthening of its local economy in recent years with both a large increase in the number of jobs that it provides, and a major reduction in its unemployment levels, and the UDP is designed to support the continuation of these trends.

Policy S 1

Retail and Leisure Development With in Town and Neighbourhood Centres

Planning permission will be granted for retail and leisure development within town centres and neighbourhood centres, provided that the development would:

1. be of a scale appropriate to the centre;
2. be, or would be made to be, accessible by a choice of means of transport, including public transport, walking and cycling;
3. not give rise to unacceptable levels of traffic congestion, or have an adverse impact on highway safety in terms of traffic generation, parking or servicing;
4. wherever practicable, make car parking facilities provided as part of the development available to all short-stay visitors to the town centre;
5. be of a high standard of design and support an attractive external environment; and
6. not have an unacceptable impact on environmental quality or residential amenity.

PLANNING APPRAISAL

8. The application building is located within Landsdowne Road Chumpsall in a shopping parade. The shopping parade is spread on both sides of Landsdowne Road and comprises several commercial/business premises. The proposal relates to the1st floor of the building and the shopping centre comprises more than 8 shops or offices. It is considered that the site is situated within an established neighbourhood shopping centre, the proposed development (i.e. ground floor wash room and fire exit) is acceptable in principle. Furthermore, it is considered that the proposed development, by virtue of the type and scale, is appropriate to the adjacent land uses and compatible with the surrounding area. It is therefore considered that the proposal is acceptable in terms of policies– Small Businesses of the UDP.

Neighbour Amenity

9. The site is located within a neighborhood shopping centre including residential properties with the close proximity of the property. The said property is the end terrace property and the junction of Linn Street and Lansdowne Road. The street is a mix of shops and housing on both sides of the property.

Design/Appearance

The scheme has been prepared to retain/preserve the frontage of the building as it exists. As such, no alterations affecting the frontage of the building.

With regard to the rear 1st floor extension, it is pointed out that the extension would be built in materials (brick & flat roof) to match existing. The extension would be built with a flat roof. It is considered that the extension, in terms of its design and appearance, would be compatible to the character of the area and the adjacent buildings. It is considered that the proposal is acceptable in terms of policy of the UDP.

Car Parking

No parking provision has been proposed in the submitted scheme. The site is located within a local shopping parade and there are limited parking restrictions on the access road in front of the parade. As is the case with the existing premises, it is considered that the access road is adequate to cope with the parking/servicing requirements of the proposed shop.

CONCLUSION

- The application building is located within a neighborhood shopping parade which is currently a small business. The proposed use of the building is compatible to the adjacent land uses in the shopping parade.

- In terms of its use, scale, design and appearance, the proposal is considered to accord with the main thrust of the UDP policies and other guidelines.

- If planning permission is granted, the applicant is willing to agree to any conditions relevant to the opening hours, noise control etc.