Location of Proposed Development:
66 & 68, Woodland Road, Gorton, Manchester. M18 7JE.

PLANNING AND
BUILDING CONTROL
20 MAY 2014

Application Description::
Proposed Change of Use, Furniture Storage Shop to 2 Self Contained Flats

Applicant:
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1	May 2014

1.1 Planning Policies

Applicable Planning Policies

The Regional Spatial Strategy (RSS) for North West England

DP2: Promoting sustainable communities - Ensuring development contributes to a high quality of life for existing and future residents;

DP7: Promote Environmental Quality - Ensuring that new development demonstrates good design and respect for its setting.

National Planning Policy Statement 1 (PPS1): Delivering Sustainable Development

PPS1; Encourages the promotion of urban and rural regeneration to improve the well-being of 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.

H2.2; states that Councils will not allow development which will have an Unacceptable impact on residential areas. The matters which Councils will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Design For Access 2

DFA2: The Design for Access 2 manual provides a set of good practice standards to improve the provision of accessible design in new buildings, refurbishments and in the environment. DFA2 builds upon existing government regulations and guidance by taking account of new technology and the experience of disabled people in using services, buildings and the environment.
The manual is part of a process of improving access and represents agreements reached with the City Council.

1.2 Planning History

There has been one recorded planning application submitted for the property:

Ref. No: F16720 - Extension to ground floor shop at rear to form a.w.c. and provi sion of a new access over to 1st floor flat. | 66 Woodland Road Approved January 1982

1.3 Use & Context

The subject of this planning application is numbers 66 and 68 Woodland Road, Gorton. (Fig 1 & 2). The properties are combined into a single self contained ground floor retail unit with two first floor self contained flats above. The premises are part of a terrace of similar type buildings which are of traditional construction consisting of brickwork elevations under a slate roof.

The immediate area is residential (Fig 3, 4 & 7) and consists of terraced domestic dwellings with some small retail parades close by (Figs 6 & 9).

Hyde Road (A57) offers bus services (Fig 9 & 10) into Manchester City Centre, Denton and the
surrounding areas.

The business is in decline and as such the property is also in decline and would benefit from a change of use and a scheme of modernisation. This, it is believed, would create a use which will compliment the other local uses, promote the regeneration of a declining building, improve the appearance of the building and provide much needed affordable accommodation .

The proposal is a change of use and a programme of redevelopment to create two self contained ground floor flats in line with the submitted plans and maintain the two self contained first floor flats as is.

The proposal complies with PPS1 and is seen as beneficial as the new development will create a pleasant structure which will improve the overall appearance and enhance the street scene, without detracting from the amenity enjoyed by the surrounding properties.

Design and Function:

2.5 *Quality is much more than aesthetics. There should be no conflict between good design and buildings that function well and meet the needs of their occupants.*

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007).

It is considered that the proposal will meet the twin objectives of good design and functionality. And will contribute to a high quality of life for existing and future residents In line with DP2.

1.4 Amount

The amount of development is governed by the twin needs of the proposed use and the existing building and site boundaries, and has been chosen to adhere to these constraints.

The proposal will be to construct a traditional terrace frontage for the two properties along the Woodland Road elevations and create two self contained one bedroom flats at ground floor level consisting of living room, bedroom, bathroom and kitchen.

The amount is adequate for the proposed use and is consistent with similar properties in the area. It will adhere to the existing building boundaries and will not require additional external development

Ease of access will be maintained at the front elevation and additional rear access will also be provided.

The building will remain in proportion to its location as well as the adjacent properties,

1.5 Layout

The layout was decided after considering the best way to utilise and improve the current building layout. Consideration was given to providing the adequate living space, maintaining access and the external appearance whilst respecting the surrounding properties.

It is considered that the development will achieve it's primary aim without detracting from the amenity enjoyed by the neighbours.

It is also considered that the development will be appropriate for the area, will not adversely affect the occupiers of the surrounding properties and will blend in with the existing buildings.

1.6 Scale

The scale of the proposed development will be consistent with and compliment the existing building. The finished structure will remain in proportion to the site and neighbouring buildings. This will be achieved by maintaining existing external window and door frame lines and heights and by using materials that will match and/or compliment the existing and adjacent properties.

1.7 Appearance

The completed development will maintain the appearance of the original building and will remain in keeping with the existing and adjacent properties.

All materials used will be consistent in terms of colour, size and texture with the existing and surrounding properties so as to maintain the visual amenity of the area and closely match the local scene.

The new frontage will be faced in brickwork of a colour, size and bond to match the existing and adjacent buildings. The colour and type of mortar joint will also match.

Doors, gutters and waste pipes will be selected to match the existing and adjacent buildings.

In line with policy H2.2 every effort has been made to ensure that the proposal will have minimal impact in terms of scale, appearance, noise, vibration, traffic generation, road safety and air pollution.

The finished development will be in keeping with the character of the existing and adjoining buildings and will demonstrate good design and respect for its setting in line with DP7.

1.8 Landscaping

Overall there will be very little landscaping required. All hard surfaces surrounding the building will be replaced where necessary to provide level surfaces for ease of access and the avoidance of any trip hazards.

Any remaining surfaces will be blended back to existing contours and finishes using materials of the same quality and grade as the existing.

1.9 Access

The property is located in an established residential area and is accessed by pedestrian, cycle and vehicular traffic from Hyde Road (A57) offering good access into the nearby city centre of Manchester and onwards to the rest of the borough, providing good accessibility to all potential users.

The development complies with 'Planning policy guidance note No 13-Transportation ' And is accessible by a range of transport facilities including public transport.

The proposal will not generate any traffic and will not impact on the amenity currently enjoyed by the existing residents. New residents can utilise the ample on street parking areas which already exist (Figs 5, 7 & 8)

The new front entrances will have a smooth approach (Figs 1 & 2), which will afford easy and uninterrupted access for both foot and wheeled traffic.

The accessibility of the refurbished properties will be improved in line with "Design For Access 2". The rear of the property will be accessed via new double width doorways which can be approached through the back yard via the gated rear alleyway (Figs 11 & 12)

The inside of the new flats will have a level arrangement and offer a layout to maximise the available space whilst providing inclusive access.

2.0 Photographs



Fig. 1



Fig. 2



Fig. 3



Fig. 4

2.0 Photographs (Cont..)



Fig. 5



Fig. 6



Fig. 7



Fig. 8



Fig. 9



Fig. 10



Fig. 11



Fig. 12