

Proposed Covered Seating Area

At

**701 Wilmslow Road
Didsbury
Manchester
M20 6RE**

For

Mr H Issa

Design & Access Statement

&

Planning Support Statement

By

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1.0 Introduction

This document is submitted in support of a Planning Application for a small development of a single storey glazed seating area with retractable glazing to walls serving an existing café / restaurant on Wilmslow Road.

2.0 Relevant Planning Policies / History

This is a resubmission of an application refused by Manchester City Council under reference 137497/FO/2023

The refusal was on the following grounds:-

- 1) *The proposal would have a detrimental impact on the residential amenity and living conditions of the nearest residential occupiers on King's Lynn Close as a result of the unacceptable levels of noise, disturbance and activity associated with the nature of the use. The proposed development is therefore contrary to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.*
- 2) *The proposed development, by reason of its design and scale, would form an overly dominant and incongruous feature in the streetscene. It would therefore be detrimental to the outlook and existing levels of visual amenity enjoyed on King's Lynn Close, contrary to Policies SP1 and DM1 in the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework and National Design Guide.*

This application addresses the concerns of officers in their assessment of the previous application and the reasons for refusal.

3.1 Location

The site is located in the Didsbury local centre as defined in the Manchester Adopted Core Strategy.

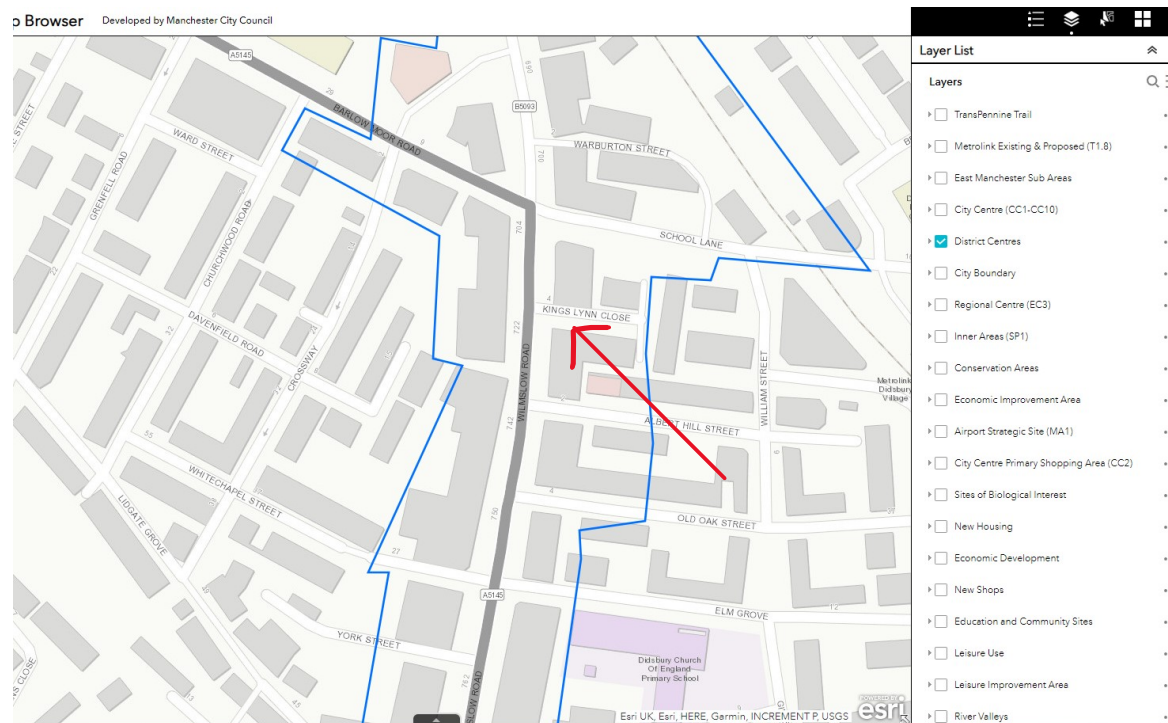
10.11 This hierarchy has provided the basis to resist significant out-of-centre retail development whilst pro-actively supporting developments within existing centres

The proposal is for a small extension to provide inside / outside additional customer space. The proposal differs from the refused application in three ways:-

1. The proposal limits opening hours for the proposal to 08.00 to 18.00 each day.
2. The proposal includes a masonry wall to the east side which acts both as an additional acoustic screen and a visual barrier.
3. The proposal is supported by an acoustic appraisal which shows that there will be no noise issues from the development affecting either existing dwellings in Kings Lynn Close or the flats above the existing café.

It is noted that the wall at 2 above is neither recommended nor required by the acoustic report.

It is noted too that the LPA seeks to support proactively development in District Centres.



3.2 Amenities & Transport Links

The site is in the District Centre. It serves the local population which is one of the aims of the Core Strategy. Public transport links and parking are available but are not envisaged to be important to the proposal.

4.1 Current Proposal

The design is a simple glazed lean to with fixed glazed roof to provide acoustic separation from the flat over the host café. The glazed wall is designed to allow the top half to open sliding vertically and stored behind the lower half of the wall. The eastern wall is of masonry to provide a visual barrier to avoid local residents having sight of patrons in the proposal which was one of the issues identified by officers.

4.2 Quantity

The proposal comprises approximately 26 sq m of additional customer seating.

4.3 Surrounding Developments & Properties

The site is in the Didsbury District Centre. There is a cluster of around 12 dwellings in Kings Lynn Close.

In the reasons for refusal the LPA suggested that the proposal would result in unacceptable levels of noise. The acoustic report shows this not to be of concerns. Disturbance and Activity levels,. The LPA seeks to encourage 'proactively' the vitality of District Centres. There is an inevitable interface between the designated Centres and adjacent dwellings but again this is addressed in the Core Strategy as a desirable effect of the LPA support of District Centres.

5.0 Conclusions Reached

The proposal addresses the reasons for refusal of the previous application on the site. It will provide a positive and attractive additional facility in the District Centre for the benefit of local population without material additional adverse effect on the adjacent dwellings.

CRL Architects
April 2024