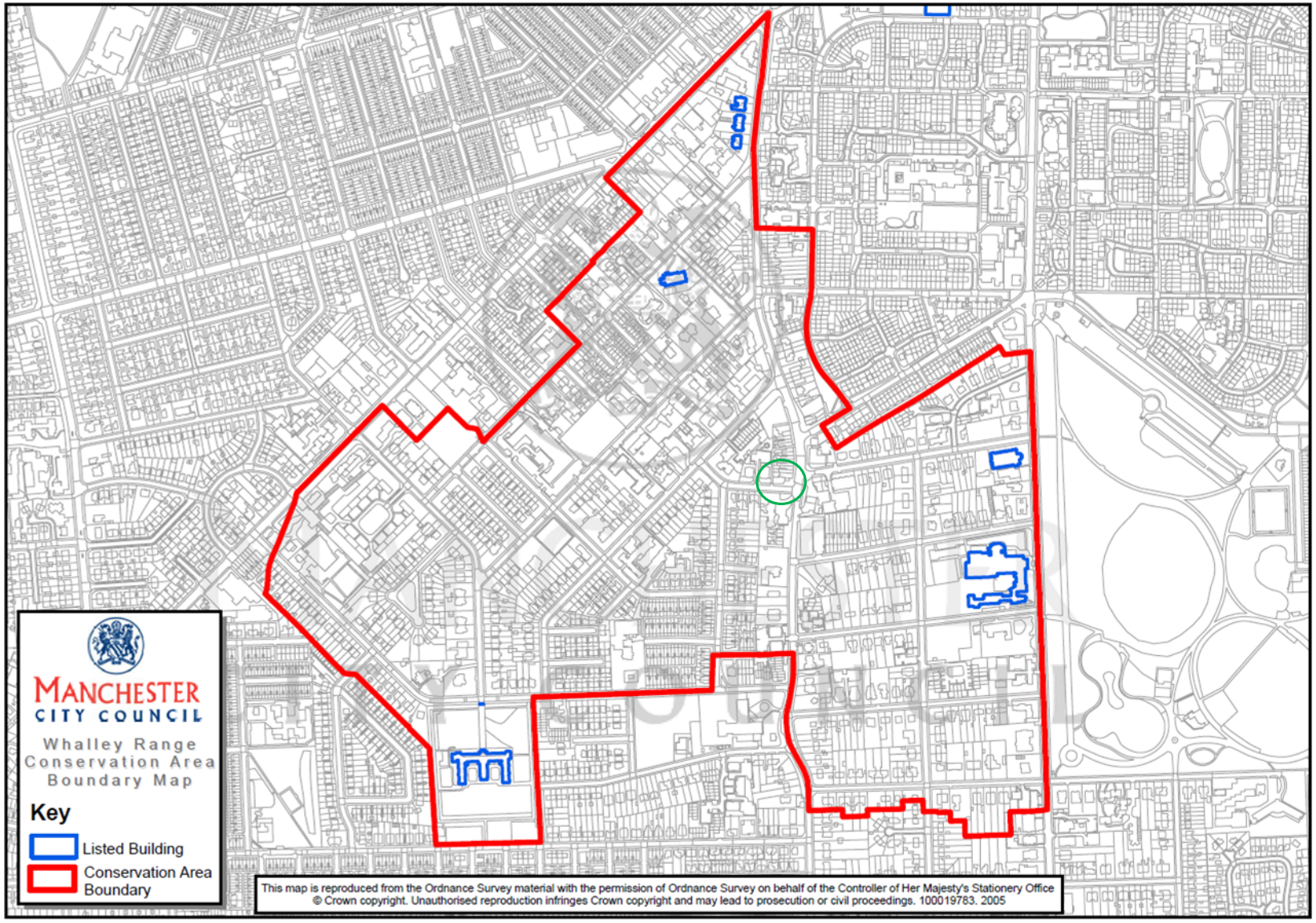
139180/FO/2024 – 120A Withington Road

CHANGE OF USE TO OFFICE SPACE (USE CLASS E (C)II) AND SINGLE STOREY FRONT EXTENSION TO EXISTING BUILDING


MANCHESTER
CITY COUNCIL
Whalley Range
Conservation Area
Boundary Map
Key
Listed Building
Conservation Area
Boundary
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Site Location





Site Photographs



Site Photographs



Site Photographs



Context


THE CLEAN MACHINE
LAUNDRY & DRY CLEANING
Service Wash
Nail & Beauty
Professional Nail Care For Ladies & Gents
Rajas

Context


THE REDEEMED CHRISTIAN CHURCH OF GOD
HALL
open everyday
9am - 9pm
food basket
Free Cash
withdrawals

Planning History

- 065101/CC/SOUTH1/02 - CONSERVATION AREA CONSENT - Conservation area consent for demolition of 120a Withington Road – **APPROVED** (19.06.2002).
- 065103/VO/SOUTH1/02 - CITY COUNCIL DEVELOPMENT - Shopfront renewal scheme including demolition of 120a Withington Road – **APPROVED** (19.06.2002).
- 116967/FO/2017 - Change of use from Class A1 (retail) to Class A5 (Restaurants and Cafes) No exterior elevation changes- just internal remodelling and addition of fire exits to the rear of property – **REFUSED** (18.10.2017).
- 139070/FO/2024 - Proposed single storey front extension to existing building – **WITHDRAWN** (06.02.2024).

Enforcement History

- ENF/1574/98/CENTL1 - Canopy erected to the front of the shop – **CASE CLOSED** (01.10.2006).
- ENF/4214/03/SOUTH1 - Change of use to tyre fitting operation from A1 – **CASE CLOSED.**
- ENF/13921/18 - Plinth installed outside of shop – **CASE CLOSED** (03.09.2018) - **Not expedient to take action.**
- ENF/14652/19 - Erection of a boundary wall without planning permission – **PENDING CONSIDERATION.**

- Unauthorised use as a hot food takeaway since approx. 2017 /2018.
- Now deemed to have a ‘nil’ use.

The Proposal

- Change of use to Office Space (Use class E (c)ii) and single storey front extension to existing building.
- Materials:
  - Facing bricks to match existing.
  - Dark grey aluminium windows to match existing.
  - Dark grey aluminium doors to match existing.
- Waste storage and collection:
  - 1no. 140L general waste bin, 1no. 140L dry recycling bin.
- 1no. Proposed full-time employee.
- Proposed hours of opening: Mon-Fri 9:00-18:00, Saturday 10:00-17:00, closed Sundays.

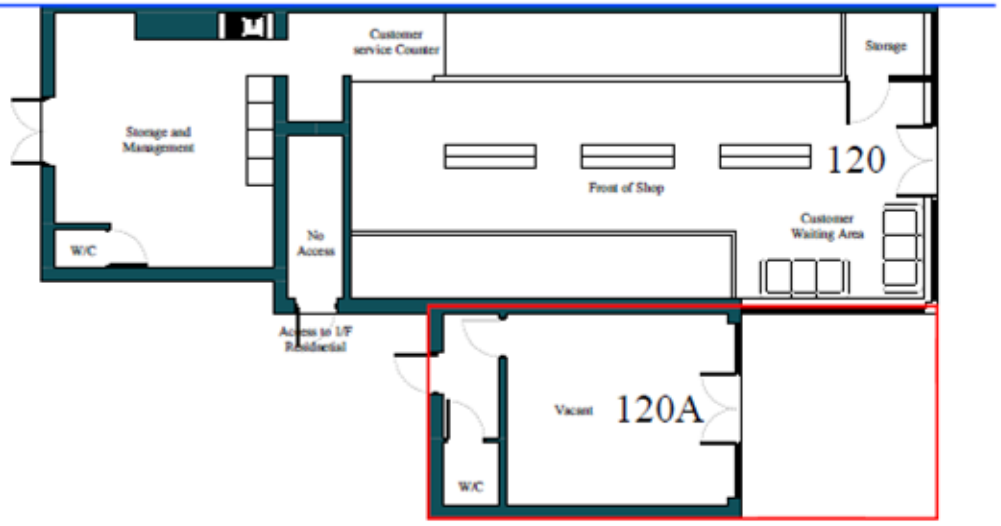


Existing Site Plan 1:200



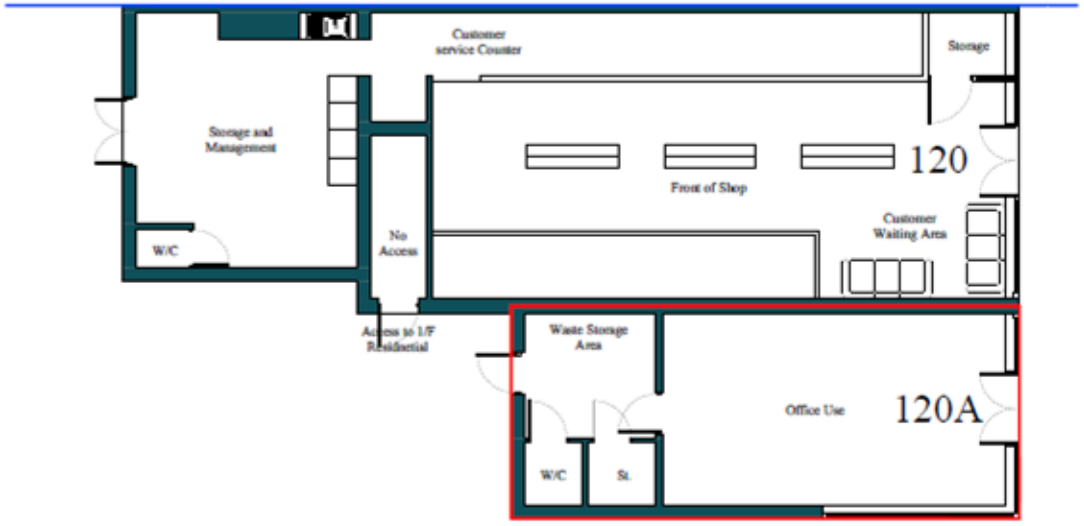


Proposed Site Plan 1:200

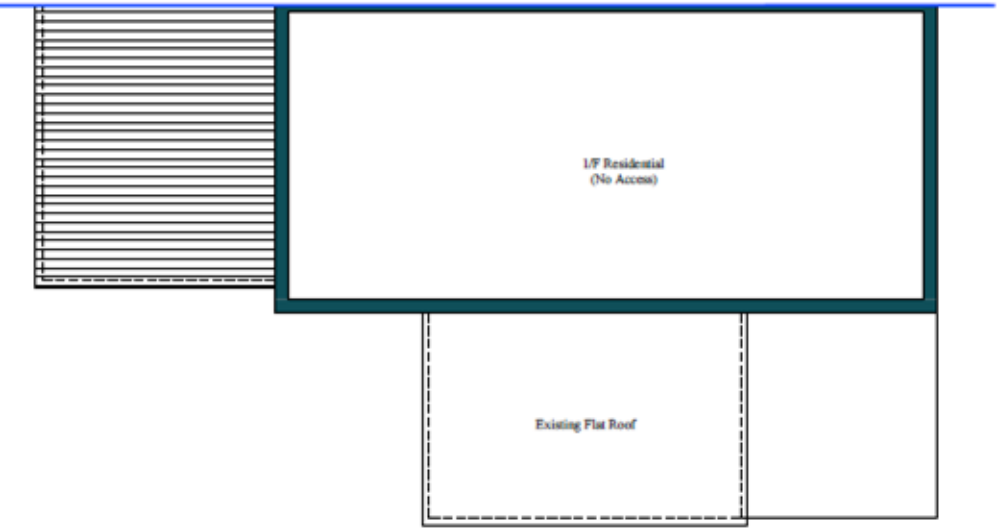


Existing G/F Plan
1:100

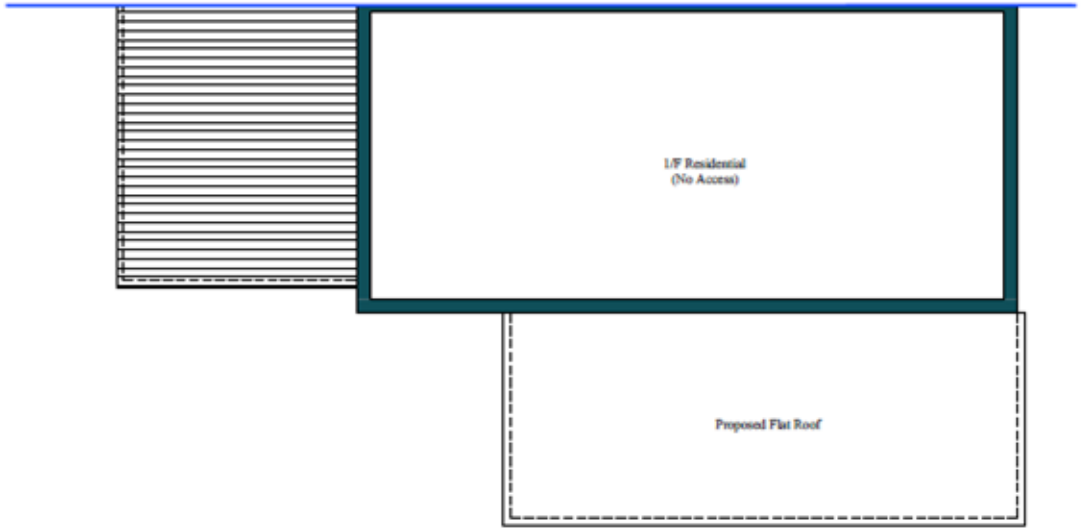
Scale Bar 1:100



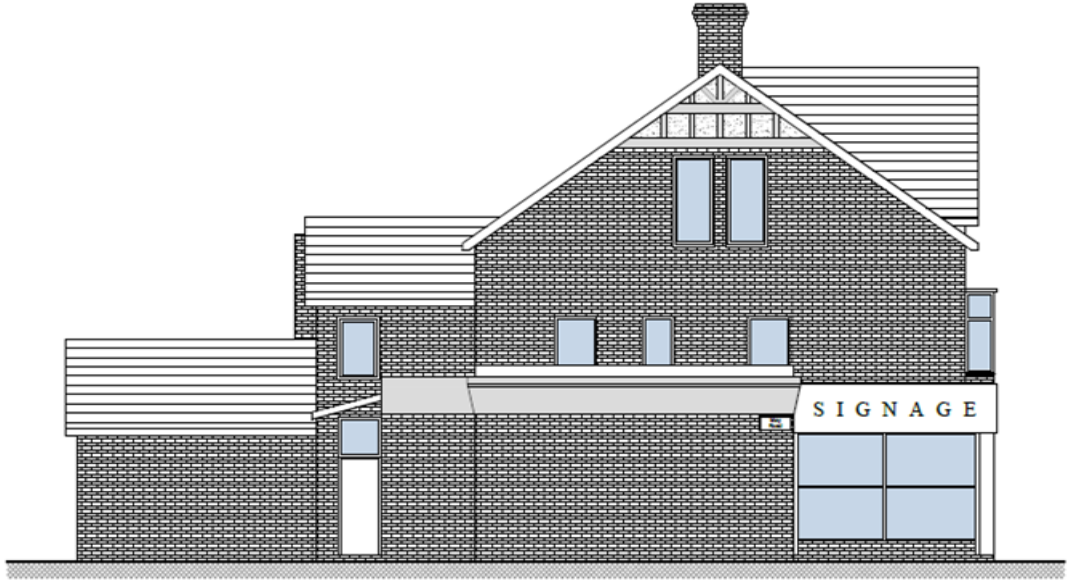
Proposed G/F Plan
1:100



Existing Roof Plan
1:100



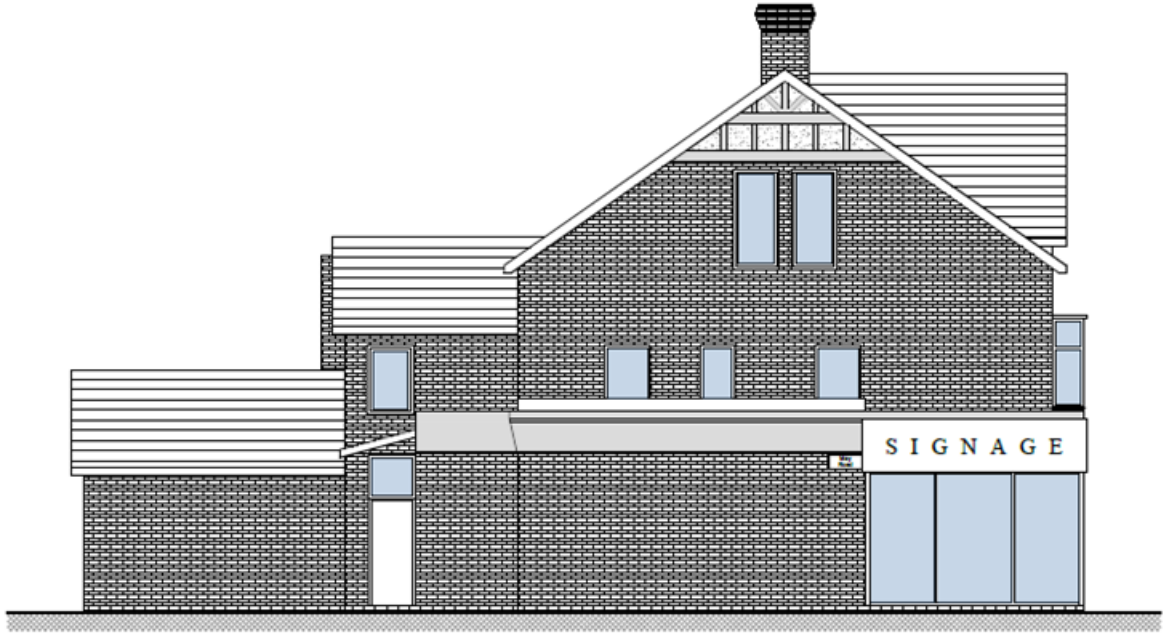
Proposed Roof Plan
1:100



Existing May Road Elevation
1:100

Scale Bar 1:100

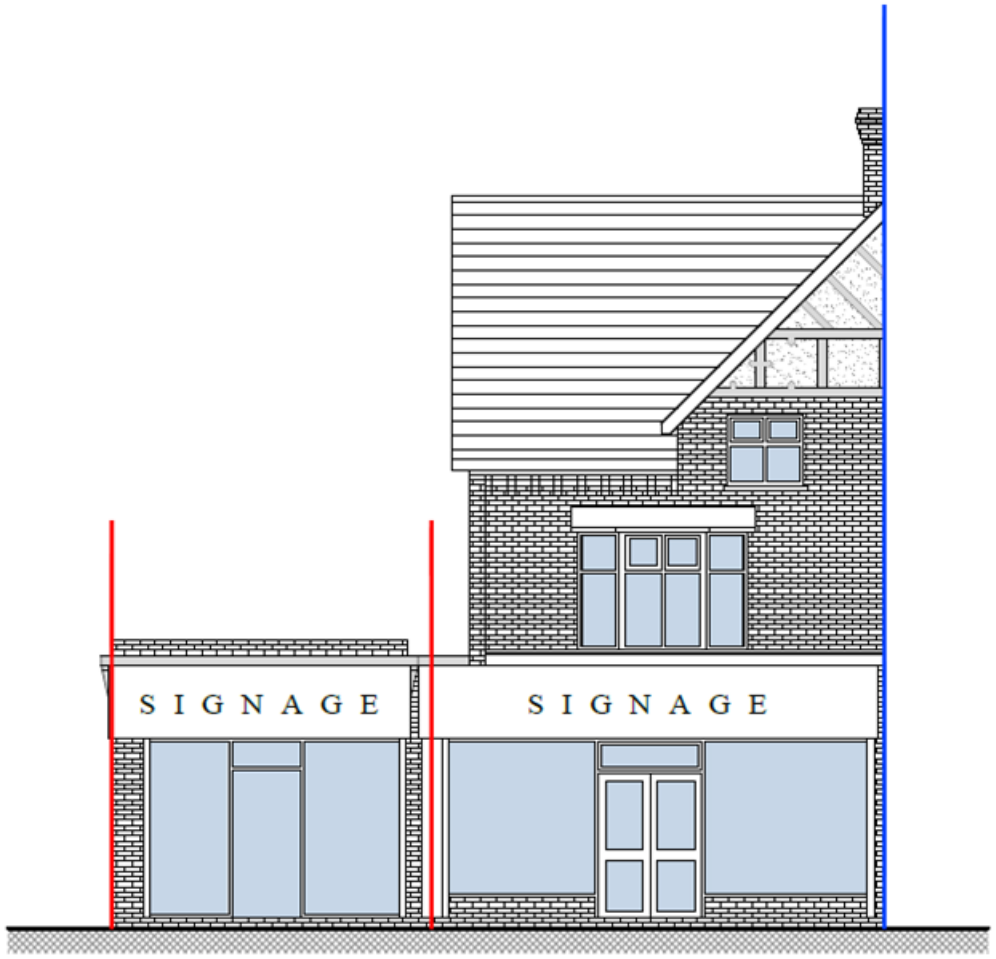
0 5 10m



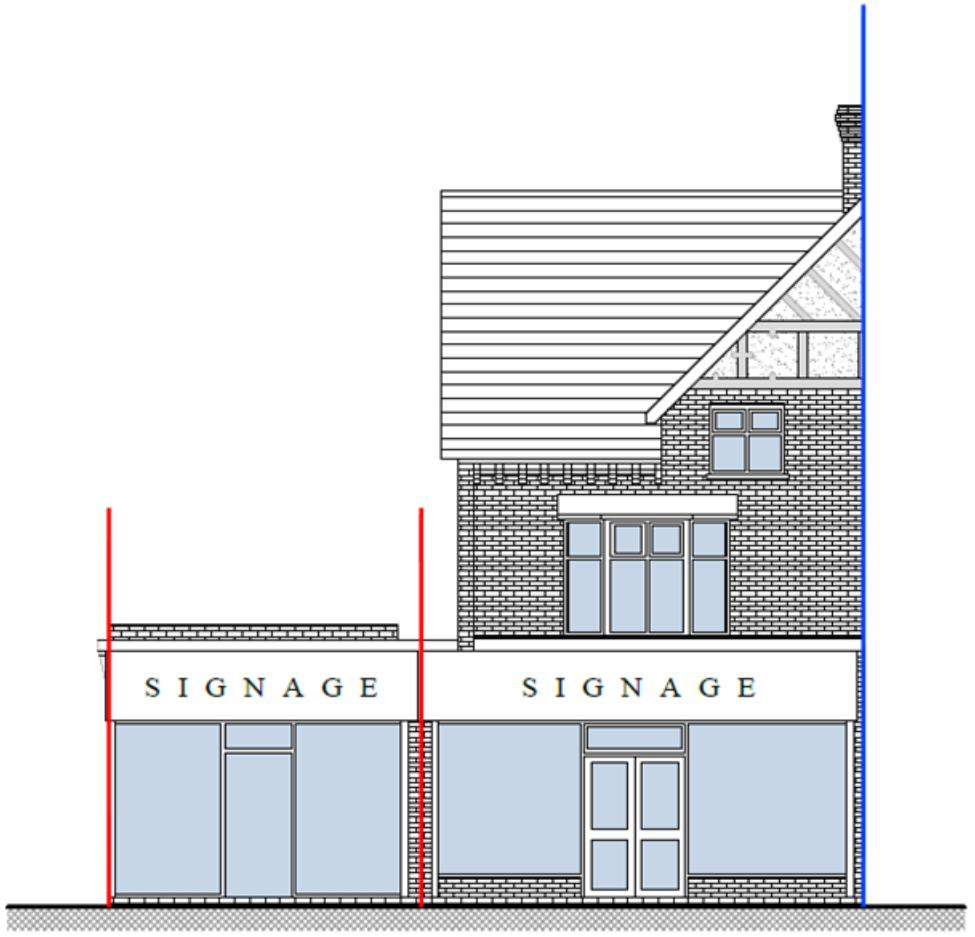
Proposed May Road Elevation
1:100

Scale Bar 1:100

0 5 10m



Existing G/F Plan
1:100



Proposed G/F Plan
1:100

Thoughts

- Vague in terms of the level of detail submitted.

- An opportunity for improvement?
- In-keeping with existing commercial precedent.
- Potentially improve the appearance of this unit.
- Regularise its use.
- Improve security at this location.
  - Eliminating potential for loitering.