

REASONS FOR REFUSAL / **RESPONSE**

1) The change of use of part existing ground floor to retail shop (Class E) would disrupt the rhythm of uses along the eastern side of Middleton Road. This would be likely to have an adverse effect on the residential character of the street scene and wider area. The development would thereby be contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

A: 254 Middleton Road currently acts as a bookend from commercial to residential. As the property is a corner property, it can be argued that this rhythm is still maintained. As is quite common in residential area where there are corner retail shops. No significant external amendments to the front elevation are proposed.

2) The proposed retail use (Class E) use by virtue of its proximity to the applicant property and neighbouring residences would be unduly detrimental to the amenity and quietude of their occupants as a result of the additional comings and goings and on street parking activity. The development would thereby be contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

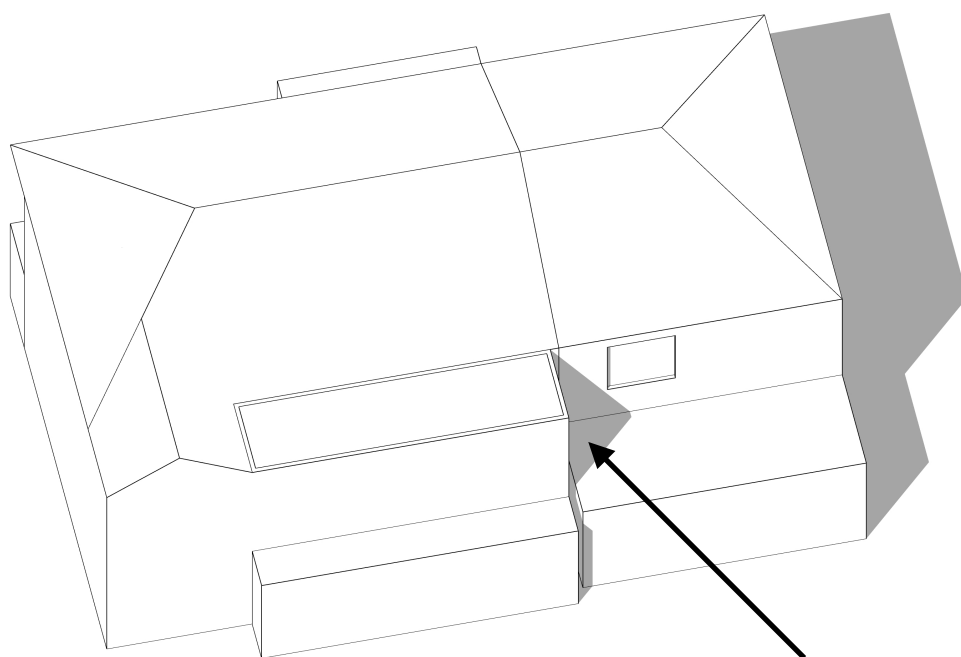
A: Sufficient soundproofing with insulation and sound measures will be in place that will ensure minimum disruption to the residential dwelling. The proposed retail unit will be a family business and it is unlikely that it will be used for other purposes. The dwelling will have its own boundary treatment that will act as the distinct barrier between the two. There is also quite a large footpath for off street car parking.

3) The proposed development would result in the partial loss of quality residential accommodation and would thereby reduce the supply and availability of large family housing. The development would thereby fail to positively respond to an identified housing need and thereby undermine the formation of cohesive and sustainable neighbourhoods where people would choose to live. The development would thereby be contrary to policies SP1, H4 and DM1 of the Core Strategy for the City of Manchester.

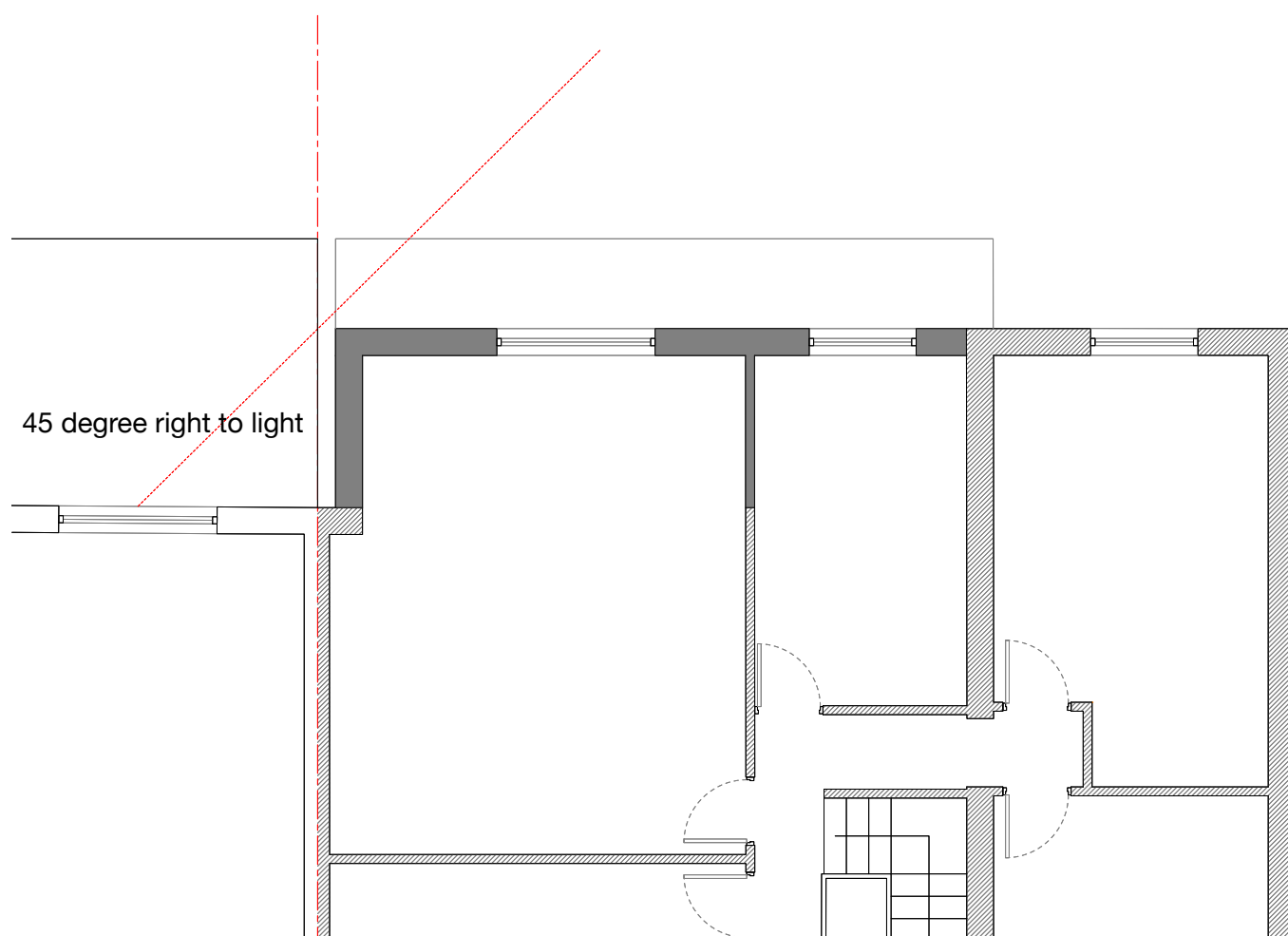
A: The room that is to be converted is currently an 'extended' reception room. The applicants are sure that the existing dwelling has enough residential accommodation to provide for their large family therefore the current reception room which is being proposed as the retail unit is seen as sustainable.

4) The erection of a first floor rear extension would, by reason of its scale, design, length, orientation and relationship with no.256 Middleton Road, form an overly dominant and tunnelling feature for no.256 Middleton Road, to the detriment of loss of light and overshadowing. The proposal would therefore have an unduly harmful impact on visual and residential amenity, which is contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

A: The proposal only seeks to ask for a 2m rearward projection. This extension does not obstruct the neighbouring windows 45 degree right to light. It is argued that the extent proposed is quite small in scale and through the use of flat roof, they have ensured that the neighbour's sunlight are not obstructed. Please refer to two images below:



Typical overcast/shadow at
12pm in Summer



45 degree right to light