

PLANNING STATEMENT

1. INTRODUCTION

1.1 This Statement supports a planning application submitted by Mr Falowo Olabampe which seeks planning permission for the change of use of the first floor and second floor of the existing building at 668 Rochdale Road Manchester M9 5TT to a house with multiple occupancy. The proposed be used in conjunction with the existing Hot food takeaway on the ground floor.

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

- A location plan showing the application site edged red and other property owned by the applicant edged in blue. Scale 1:1250.
- Drawings showing the existing and proposed front/side/rear elevations of the extension. Scale 1:100.

2. BACKGROUND INFORMATION

2.1 Planning permission for the change of use of the ground floor from hot food takeaway to a retail store at 668 Rochdale Road Manchester M9 5TT

It is intended to change the use of (A3)/hot food take away on ground floor to a retail store.

2.2 Given the size and the location of the premises, it is clear that the floor space available will ideally suit the change of use.

Given the prominent location of the premises to Hurperhey Centre and the City Centre of Manchester the building will be ideally suited for people working near the area which has a quality bus route service.

3. THE APPLICATION SITE

3.1 The application site is two storey terraced building on the main arterial route mainly A664 facing Rochdale Road.

3.2 The building is situated in a mixed-use area of predominantly housing and business uses. It adjoins a row of terrace business/residential properties on Rochdale Road.

3.3 The ground floor has been in use for past four months only. The 1st and 2nd floor of the building are used as self-contained flat.

5. THE PROPOSAL

5.1 The proposal entails the ground floor to be retail unit A1 Shop.

The main entrance to the shop will be via Rochdale Road, also providing an access to the rear for storing refuse bins .

6. RELEVANT PLANNING POLICIES

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).

The application site is designated in the UDP as a Local Shopping Centre (Rochdale Road) and the following policies are considered to be relevant.

Policy Built Environment states:

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the built environment.

Policy Visual Amenity states:

Development will not be permitted where proposals would have a detrimental effect on:

Policy - Townscape and Built Design states:

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the City of Manchester , villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;

- the use of lighting.
- the amenity of nearby residents by reason of noise, smell, litter and opening hours;
- whether or not the proposal would result in an over concentration of Class A3 uses, which could adversely change the nature or character of a centre as a whole;
- parking and servicing provision associated with the proposed development and its effects in terms of road safety, traffic generation and movement;
- provision for the storage and disposal of refuse and customer litter;
- The environmental impact of any ventilation flues and/or ducting.

Policy - Car Parking

The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards. Due to the building being in location of an arterial route the building has no facility for parking.

7. PLANNING APPRAISAL

7.1 The site is situated on the periphery of the Hurperhey Centre within an area of mixed land uses comprising residential/commercial/business properties.

Residential Amenity

7.4 The proposed building is close to Centre of Manchester and a walking distance to Hurperhey Centre. Due to the nature of proposed use of the change of use, it is unlikely that the proposal would compromise or be detrimental to the residential amenities of the area.

Design/Appearance

7.5 The scheme has been prepared to retain/preserve, as far as possible, the character of the building. As such, the proposed change of use from Flat to House with Multiple Occupancy with ensuite in this type of building will provide a living accommodation for person on low income.

Car Parking

7.6 The site is located within a local shopping centre and the proposed. It is on an arterial network of the highway mainly A664, served by quality bus route and as such would not warrant additional parking in the area.

CONCLUSION

- It is considered that the change of use of the building be granted as the proposal will have minimal effect to the area and in terms of the appearance it follows similar front elevation to the buildings in the close proximity to this.
- The proposal is appropriate and compatible with the character of the area.
- In terms of its use, scale, design and appearance, the proposal is considered to accord with the main thrust of the UDP policies.
- The applicant is willing to comply with any Planning Conditions if the approval is granted.