

Change of Use of a Ground Floor Barber Shop (Class E) to a Residential Dwelling (Class C3)

54 Briscoe Lane, Manchester, M40 1JX

Planning Statement

Introduction

Studio Charrette has been instructed to act on behalf of Blair Cheekooree (**the Applicant**). This Application seeks a full planning application for planning permission for the conversion of the ground floor barber shop (Class E) to a residential dwelling (Class C3) (**the Proposal**) at 54 Briscoe Lane, Manchester, M40 1JX (**the Site**).

This document outlines the Proposal's compliance with Policies SP 1 and DM1 as set out in the Manchester Core Strategy 2012 to 2027.

This application is supported by the following documents:

- Planning validation documents;
- Supporting planning statement;
- Correct fee;
- Location plan;
- Block plan;
- Proposed and existing floor layout plans.

Figure 1: Location plan



Application Site

The Site comprises a ground floor vacant Class E unit that was previously in use as a barber shop. It is located on a corner plot forming the end of a two storey terrace. There is a residential unit above which does not form part of this application. It is located in a residential neighbourhood in Manchester, with the local street scene comprising of two storeys terraced houses.

The end-of-terrace building is not a listed building and it is not located in a Conservation Area.

Planning History

One previous application was submitted on the site, as follows:

018186 | Construction of external staircase to 1st.floor flat. | 54, Briscoe Lane, Newton Heath
| Approved

The above application related to the use of the flat above the barber shop.

There are no planning conditions or obligations on the property to preclude the proposed development.

The Proposal

The Proposal will seek to convert ground floor barber shop (Class E) to a residential dwelling (Class C3).

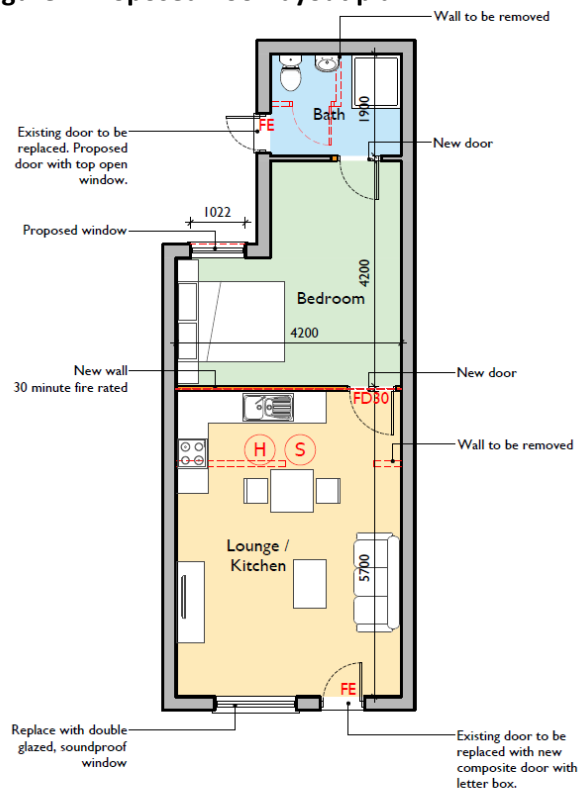
The new unit will be a 1-bedroom 1-person unit of approximately 39sq.m.

The open plan, living, kitchen, dining room will be 5.7m long and 4.2m wide. On the front elevation, the existing door will be replaced with a new composite door with letter box. The existing window will be replaced with double glazed window. There will be a new wall with 30 minutes fire rated to distinguish the lounge/kitchen and bedroom, and there will be new door between them.

The bedroom will be 4.2m long and 4.2m wide at it's widest point. There will be a 1.0m wide window facing the rear of the Site and there will be a new door leading to the bathroom.

The shower room will be located to the rear of the property. The existing rear door will be replaced by a door with top open window to retain a fire exit whilst also allow internal ventilation

Figure 2 Proposed floor layout plan



Ground Floor Layout: Proposed
1:100 at A3

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance
- Unitary Development Plan 1995
- Manchester Core Strategy 2012 to 2027
- Other Supplementary Planning Guidance

This supporting statement will assess the Proposal against the relevant policies and supplementary design guidance to demonstrate why the Proposal comply with planning policy:

National Planning Policy Framework (2021)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) **an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Response

The Proposal represents a clear social objective as it will provide a new residential unit in the area. There is a consistent house type within this area, and the provision of a new studio flat will increase the diversity of local housing choice

No significant alterations to the external elevations of the host property are required and thus, there is no basis for the Proposal to be refused based on design or its impact on streetscape character.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Response

We kindly request that the development is examined within a suitable timeframe in line with paragraph 11 of the NPPF.

Paragraph 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

Paragraph 130 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Response

As highlighted from the provided elevations and plans, there are no major alterations to the elevations of the host property. Therefore, there is no basis for the Proposal to be refused based on design or its impact or streetscape character.

Manchester Core Strategy 2012 to 2027

Policy SP 1: Spatial Principles

The key spatial principles which will guide the strategic development of Manchester to 2027 are:

Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.

Core Development Principles

Development in all parts of the City should:

Make a positive contribution to neighbourhoods of choice including:

- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- protect and enhance the built and natural environment.

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Response

The Proposal will provide new, high quality residential unit. The Proposal will not require major alterations to the elevations of the host property and will respect the local character of the area.

Policy DM 1: Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking.

Effects relating to biodiversity, landscape, archaeological or built heritage.

Green Infrastructure including open space, both public and private.

The use of alternatives to peat-based products in landscaping/gardens within development schemes.
Flood risk and drainage.

Existing or proposed hazardous installations.

Response

The Proposal will not bring adverse impact to residential amenity of neighbouring properties and the local character of the area.

Conclusion

Following a review of the Proposal applicable policies and material considerations, it is of our view that the development is in general conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPPF.