PLANNING STATEMENT & DESIGN AND ACCESS STATEMENT

Proposed Permanent Steel Canopy and Electric Roller Shutters

477 Barlow Moor Road, Chorlton-cum-Hardy, Manchester M21 8AG

Executive Summary

This application seeks planning permission for a permanent steel-framed canopy and electric roller shutter structure to facilitate the proposed use of the premises as a grocery store with external fruit and vegetable display areas. The proposal will bring a vacant former antiques retail unit back into active commercial use whilst retaining the existing first-floor flat.

Site Context

The site occupies a prominent corner position at the junction of Barlow Moor Road and Malton Avenue. The ground floor previously operated as an antiques retail store and is currently vacant. The upper floor remains in residential use as a self-contained flat. Existing canopy structures and covered retail frontages are present within the surrounding area, including substantial examples directly opposite the site.

Existing and Proposed Use

The proposal seeks to bring the vacant commercial unit back into active use as a grocery store. A key feature of the proposed business will be the external display and sale of fresh fruit and vegetables. The canopy and roller shutter structure form an integral component of the proposed business model and have been specifically designed to facilitate the display, protection and secure storage of fresh produce.

Need for the Development

The proposed canopy is not merely decorative but forms an essential operational component of the proposed grocery store. Fresh produce requires protection from rainfall, excessive sunlight, wind and adverse weather conditions to maintain quality, reduce waste and ensure an attractive shopping environment. Without the proposed canopy, the intended external fruit and vegetable display areas would be significantly constrained, reducing the viability of the proposed business.

Description of Development

The proposal comprises a permanent steel-framed canopy/veranda extending around the front and side elevations of the building together with integrated electric roller shutters. The canopy will be approximately 3400mm high where it adjoins the building and approximately 2600mm high at the site boundary.

Materials Specification

100mm x 100mm steel box section columns and beams; 80mm x 40mm steel roof purlins; box-profile non-drip metal roof sheeting; electric roller shutters with perforated slats; powder-coated finish.

Design Principles

The canopy has been designed specifically to support the operation of a grocery store with substantial fruit and vegetable displays. It provides weather protection, improves customer experience, reduces spoilage and allows produce to remain displayed throughout the trading week whilst remaining secure outside trading hours.

Streetscape Assessment

Permanent canopy structures already form an established feature of the local streetscape. Significant canopy structures are present opposite the application site and are visually more prominent than the proposed development. The proposal therefore reflects the established character of the area.

Economic and Community Benefits

Benefits include reoccupation of a vacant commercial premises, provision of a new grocery store, increased footfall, support for local employment, enhanced consumer choice, reduced food waste and investment in an independent local business.

Highways and Access

The canopy is wholly contained within the site boundary and does not project over the public highway. Existing pedestrian and vehicular access arrangements remain unchanged.

Residential Amenity

The existing first-floor flat will be retained. The proposal will not result in overlooking, loss of privacy, overshadowing or unacceptable disturbance.

Sustainability

The proposal reduces spoilage of fresh produce, improves stock longevity and reduces waste associated with weather damage.

Planning Policy Assessment

The proposal supports the vitality and viability of local centres, encourages investment in existing commercial premises, promotes reuse of a vacant unit and represents sustainable economic development consistent with national and local planning objectives.

Drawing Schedule

AB1007-01 Location & Site Plan; AB1007-02 Proposed Site Plan; AB1007-03 Existing Plans; AB1007-04 Existing Elevations; AB1007-06 Proposed Ground Floor & Roof Plans; AB1007-07 Proposed Front & Rear Elevations; AB1007-08 Proposed Side Elevations; AB1007-09 Proposed Plans & Elevations.

Conclusion

The proposal represents a high-quality and appropriate form of development that will bring a vacant former antiques retail unit back into productive use as a grocery store with external fruit and vegetable display areas. Planning permission is respectfully requested.

Photographic Schedule



Figure 1 – Existing Front Elevation of the Application Site



Figure 2 – Corner View of the Application Site



Figure 3 – Side Elevation Facing Malton Avenue



Figure 4 – Existing Commercial Canopy Structures Opposite the Site