# PLANNING STATEMENT

## Proposed Detached Office Building Following Demolition of Existing Garage

**Site Address:**
189 Mauldeth Road
Manchester
M19 1BA

# 1. Introduction

This Planning Statement has been prepared in support of a full planning application for the demolition of the existing detached garage and the construction of a replacement detached office building within the rear of the site at 189 Mauldeth Road, Manchester.

The proposed development will provide modern office accommodation to support the existing commercial use of the site. The proposal has been carefully designed to respect the character of the surrounding area whilst making efficient use of previously developed land.

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# 2. Site Description

The application site is located to the rear of 189 Mauldeth Road and currently contains an existing detached garage. The property occupies a substantial plot with established boundaries and is accessed from Mauldeth Road.

The surrounding area comprises a mixture of commercial, community and residential uses, including neighbouring commercial premises and community facilities.

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# 3. Proposed Development

Planning permission is sought for:

- Demolition of the existing detached garage.
- Construction of a detached office building measuring approximately **26m²**.
- Provision of office accommodation including a WC and associated facilities.
- Connection to the existing mains foul drainage system.

The replacement building will occupy a similar location to the existing garage and will remain entirely within the existing site boundary.

The proposal has been designed to provide a high-quality building which complements the site while improving its functionality.

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# 4. Planning Considerations

## Principle of Development

The proposal represents the redevelopment of previously developed land and provides improved office accommodation to support the existing commercial operation.

The proposal does not introduce a new land use but instead enhances the existing commercial facilities through the replacement of an outdated structure with a purpose-built office building.

## Design

The proposed building has been designed with a simple and functional appearance appropriate to its intended use.

The scale, height and massing remain modest and are compatible with surrounding development.

The proposal replaces an existing outbuilding and therefore does not appear visually intrusive.

## Impact on Neighbouring Properties

The proposed office building has been positioned within the rear of the site where an existing garage currently stands.

Given its scale and location, the proposal is not expected to result in any unacceptable overlooking, overshadowing or loss of privacy to neighbouring occupiers.

The use of the building for office purposes is also considered compatible with surrounding uses and will not generate unacceptable levels of noise or disturbance.

## Highways and Access

There are no changes proposed to the existing access arrangements.

The development will continue to utilise the existing site access and is not expected to generate any significant increase in vehicle movements.

## Drainage

Foul drainage from the proposed office will discharge to the existing private drainage system serving the site before connecting to the public mains sewer.

No adverse drainage impacts are anticipated.

### Biodiversity

The proposal involves redevelopment of previously developed land through the replacement of an existing detached garage.

No priority habitats, trees, hedgerows or ecological features are affected by the development.

The proposal is considered exempt from the mandatory Biodiversity Net Gain requirements under the applicable de minimis provisions.

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# 5. Planning Policy

The proposal accords with the objectives of the National Planning Policy Framework (NPPF) by:

- making effective use of previously developed land;
- supporting sustainable economic growth;
- providing improved commercial accommodation;
- achieving high-quality design; and
- avoiding unacceptable impacts on neighbouring amenity.

The proposal is also consistent with the relevant policies of the Manchester Local Plan relating to sustainable development, design quality and economic growth.

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# 6. Conclusion

The proposed development represents a modest and appropriate redevelopment of an existing garage to provide modern office accommodation in support of the existing commercial use of the site.

The proposal:

- makes efficient use of previously developed land;
- improves the functionality of the site;
- preserves the character of the surrounding area;
- protects neighbouring amenity;
- provides appropriate drainage arrangements; and
- complies with national and local planning policy objectives.

For these reasons, it is respectfully requested that planning permission be granted.