PLANNING STATEMENT

Proposed High-Quality Modern Side Extension



Existing premises at the junction of Wilmslow Road and Ladybarn Road.

Site	331 Wilmslow Road, Fallowfield, Manchester, M14 6NW
Client / Applicant	Shawarma Co.
Proposal	High-quality modern single-storey side extension
Prepared by	Moza Architecture Ltd
Date	July 2026

Purpose of Statement

This statement accompanies the submitted planning drawings and explains the design rationale, operational need and planning benefits of the proposed side extension.

1. Introduction

This Planning Statement has been prepared in support of a planning application for a high-quality contemporary single-storey side extension to the existing commercial premises at 331 Wilmslow Road, Fallowfield.

The extension is wholly contained within the defined application site boundary and is intended to provide a more functional, comfortable and better managed customer environment. The proposal responds directly to the operational constraints of the existing premises, where the current internal layout is limited and awkward, particularly during busy periods.

2. Site and Existing Premises

The application site occupies a prominent corner position at Wilmslow Road and Ladybarn Road. The premises operate as an established hot-food business at ground-floor level, with customer areas focused around the corner frontage and side elevation.

The existing shop floor is approximately 40 m². The current arrangement provides restricted space for seating, waiting and circulation, which can lead to customers gathering close to the entrance or waiting externally when the premises are busy.



Figure 1. Existing frontage and side elevation, showing the constrained customer area and its relationship with the adjoining footway.

KEY OPERATIONAL ISSUE

The proposal is designed to better accommodate existing customer demand inside the premises, reducing the need for people to wait outside and allowing the operator to organise seating, ordering, collection and circulation in a more controlled way.

3. Proposed Development

The proposal comprises a modern single-storey side extension with a flat roof, full-height aluminium-framed glazing and dark grey RAL 7016 aluminium detailing. The design creates a lightweight contemporary addition at ground-floor level while remaining subordinate to the scale and massing of the host building.

The extension increases the usable shop floor from approximately 40 m² to approximately 65 m². This additional floor area is primarily intended to improve the internal arrangement and customer experience rather than create an uncontrolled intensification of activity.

40 m²	65 m²	+25 m²
EXISTING SHOP FLOOR	PROPOSED SHOP FLOOR	ADDITIONAL USABLE AREA



Figure 2. Proposed side elevation showing the glazed flat-roof extension and contemporary dark aluminium frame.

3.1 Design Characteristics

- A simple flat-roof form that reads as a clear, modern ground-floor addition.
- Extensive glazing to provide an active, open and visually lighter street-facing frontage.
- RAL 7016 aluminium panels and framing to create a robust, coordinated contemporary finish.
- A scale and height that remain clearly subordinate to the existing building.
- The extension remains within the application site boundary and makes efficient use of the existing side area.

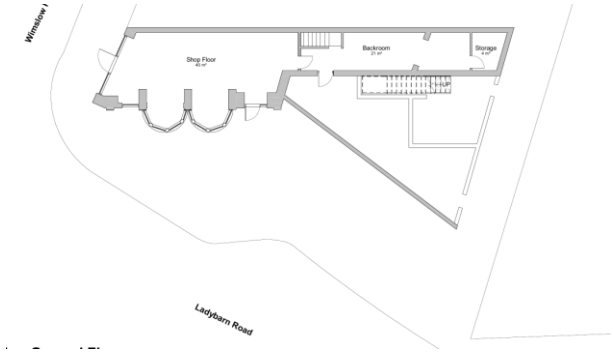
4. Operational and Customer Benefits

A principal reason for the extension is to improve how customers are accommodated and managed within the premises. The existing internal seating arrangement is constrained by the shape and limited floor area of the unit. During busy periods this can create pressure around the entrance, ordering and collection points and can result in customers waiting outside.

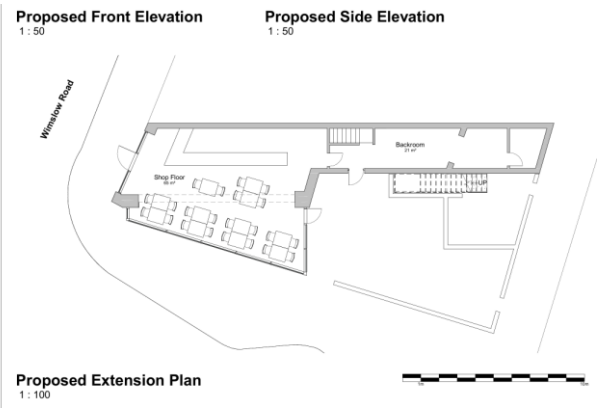
The proposed extension provides additional internal space that allows the business to rationalise the existing awkward seating arrangement and create clearer circulation routes. The proposal will therefore help manage customers more effectively within the building and reduce external crowding.

4.1 Specific Benefits

- More customers can wait comfortably inside the premises rather than congregating on the pavement or around the entrance.
- Seating can be arranged in a more orderly and efficient layout, with less conflict between seated customers and those ordering or collecting food.
- Clearer internal circulation will improve customer movement and reduce pinch points at busy times.
- The operator will have greater control over queuing, seating and collection activity within the premises.
- Reducing external waiting and crowding will improve the relationship between the business, pedestrians and the surrounding street environment.



EXISTING - 40 m² SHOP FLOOR



PROPOSED - 65 m² SHOP FLOOR

4.2 Better Management, Not Simply More Crowding

The purpose of the additional floor space is not simply to place more pressure on the site. Instead, it provides the physical space needed to better manage activity that already occurs at the premises. By bringing waiting and seating activity into a well-designed internal area, the proposal offers a practical means of reducing the visual and physical impact of customers standing outside.

5. Design and Visual Impact

The extension has been deliberately designed as a high-quality modern intervention rather than an attempt to imitate the upper parts of the existing building. Its simple proportions, dark aluminium frame and large glazed panels create a coherent contemporary frontage at pedestrian level.

The extensive glazing will provide natural surveillance and a more active relationship with the street. The flat-roof form keeps the extension visually low and subordinate, while the dark framing provides a consistent architectural rhythm along the side elevation.

The proposal also replaces the present fragmented side arrangement with a more unified and purposeful ground-floor treatment. This will improve the visual quality of the premises while retaining the character and prominence of the existing building above.



Figure 4. Submitted proposed drawing sheet P60-P1, showing the proposed plan, elevations and 3D views.

6. Conclusion

The proposed side extension represents a modest, well-considered and high-quality improvement to an established commercial premises. It is contained within the application site, remains subordinate to the host building and uses a contemporary glazed design appropriate to its ground-floor commercial context.

Most importantly, the extension provides the additional internal space needed to address the existing awkward seating arrangement, improve circulation and better control customer waiting. This will help reduce the number of people waiting outside, lessen crowding around the entrance and adjoining footway, and create a safer, more comfortable and better managed customer environment.

For these reasons, the proposal is considered to deliver clear design and operational benefits and planning permission is respectfully sought.