

Application Number.: 16/00386/FUL
Proposal: Extension to shop front
Site Location: 699 Windmill Lane, Denton
Applicant: Mr Chomok Ali
Recommendation: Approve

REPORT

1.0 SITE AND SURROUNDINGS

- 1.1 The application relates to an existing hot food takeaway. The premises are single storey in height with glazing and a door to the front elevation and a canopy above. The shop comprises of a waiting area, serving area, kitchen, toilet, cloakroom and store. Externally there is a small forecourt area in front of the premises.
- 1.2 The premises are situated at the end of a row of retail units within a local shopping parade on the southern side of Windmill Lane, Denton. Adjoining uses include a post office at 697 Windmill Lane.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the erection of a single storey extension to the front of the existing hot food takeaway premises. The extension projects some 1.4 metres out from the original front elevation and covers the full width of the existing frontage. It will sit beneath an existing canopy which will form the roof to the proposed extension. The extension proposes a full height glazed window and door to the front elevation. The extension proposes materials to match those on the existing premises.
- 2.2 Since the original submission the application has been amended to provide an additional window in the side (eastern) elevation which faces the boundary with the adjoining retail premises at 697 Windmill Lane.
- 2.3 The extension will provide 10 square metres of additional floor space in the form of an extended 'waiting area' to the hot food takeaway.

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history relating to this application.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

Local Shopping Centres and Parades

4.2 Tameside UDP

4.3 Part 1 Policies

1.12 Ensuring and Accessible, Safe and Healthy Environment

4.4 Part 2 Policies

C11 Shop Fronts

S9 Detailed Design of Retail and Leisure Developments

4.5 Other Policies

4.6 National Planning Policy Framework (NPPF)

Section 7 Requiring Good Design

Section 8 Promoting healthy communities

4.7 Planning Practice Guidance (PPG)

4.8 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

5.1 As part of the planning application process, 6 notification letters were sent out to neighbouring properties on 29 April 2016. Following the application being amended, additional notification letters were sent to the same neighbours on 25 July 2016.

6.0 RESPONSE FROM CONSULTEES

6.1 Head of Environmental Services - Environmental Protection have no objections to the proposal.

6.2 Head of Environmental Services – Highways have no objections to this proposal.

6.3 Greater Manchester Police (Design for Security) raised concerns about the original proposal but following an amendment that included an additional window being incorporated into the side elevation of the proposed extension, GMP have confirmed no objections to the application.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 Councillor Mike Smith has requested that the application be determined by Speakers Panel.

7.2 In response to the original notification, one letter of objection was received from the owner of the adjoining Post Office at 697 Windmill Lane. The reasons given for objecting are as follows:

- The extension would be of limited use to the applicant – there is already ample space for customers in the existing shop.
- The extension would screen views of the existing Automatic Teller Machine (ATM) at the front of the Post Office
- The ATM performs a positive role for many businesses within this parade of shops.
- Anything that would cause customers not to be aware of the ATM would potentially cause a reduction in the custom for this parade of shops.

8.0 ANALYSIS

8.1 There are no objections to the principle of the development in this location. The key issues pertinent to the determination of this application relate to:

1. Design
2. Highway and pedestrian safety
3. Public safety

The above matters are considered in more detail below.

8.2 Design

8.3 In terms of its detailed design, UDP Policies S9 and C11 require extensions to retail premises and new shop fronts to respect the materials, design, scale and character of the existing building and surrounding shop fronts. Section 7 of the NPPF also makes clear the importance of good design in new development.

8.4 The application premises occupy a prominent position facing a main road frontage. Whilst the row of retail premises in which the premises sit is fairly uniform in terms of its style and design, there is some variation in terms of window design and a neighbouring retail unit at 709 Windmill Lane has recently extended their premises in a manner similar to that proposed by this application.

8.5 The proposed extension to the front elevation is relatively small scale in terms of its size and floor area created. It does not project in front of the existing canopy at the front of these premises and in this regard it is not considered that the proposal would have any undue impact on the general street scene or character of the surrounding area. The detailed design of the shop front is considered to be in keeping with that of the adjoining retail premises and in complete accordance with UDP Policy C11.

8.6 Highway and pedestrian safety

- 8.7 The pedestrian entrance into the premises has been designed to ensure safety and convenience for its users with a level access proposed onto the existing forecourt area on Windmill Lane.
- 8.8 The proposal is not considered to increase existing demand for customer or staff parking at the application premises and the proposed extension does not compromise any of the existing car parking spaces on Windmill Lane.
- 8.9 On this basis the proposal is acceptable and no objections have been raised by the Head of Environmental Services (Highways) on highway safety grounds.

8.10 Public Safety

- 8.11 Paragraph 69 of the NPPF states that planning policies and decisions should aim to achieve places which promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- 8.12 The application site adjoins Windmill Lane Post Office which has an existing Automatic Teller Machine (ATM) in the front elevation in close proximity to the proposed extension. Greater Manchester Police (Design for Security) originally raised a number of concerns relating to the potential for crime due to the reduction in natural surveillance of the ATM when viewed from Windmill Lane resulting from the proposed extension. This was primarily because the extension is situated in close proximity to the ATM and will partially screen the machine when viewed from Windmill Lane. To address this issue, Greater Manchester Police suggested amendments to the design of the extension and increase lighting in the area.
- 8.13 The application has subsequently been amended and an additional window has been incorporated into the side elevation. Greater Manchester Police (Design for Security) have confirmed no objections to the revised proposal. On this basis the proposal is considered to be acceptable and in accordance with UDP Policy S9 (e).

8.14 Other Issues

- 8.15 The issue raised by the adjoining occupier regarding the possible reduction in trade resulting from the proposed extension partially screening the ATM from Windmill Lane is not material to the determination of the application and not a reason for refusing planning permission.

9.0 CONCLUSION

- 9.1 To conclude the proposed extended and redesigned shop front is not considered to result in any undue impact on the character of the locality or existing building to which it relates. The proposal is also unlikely to result in any detrimental impact on

highway safety and has incorporated crime prevention measures within the design to address the initial concerns raised relating to public safety. As such the proposal is in complete accordance with national and local planning policy.

RECOMMENDATION: To grant planning permission subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the red edged Site Location Plan received by the Council on 21 April 2016 and amended drawing no. PA001 dated July 2016 and received by the Council on 7 July 2016.
3. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.