

COVERING LETTER

Full Planning Application – 69 Sandy Lane, Prestwich, Manchester, M25 9PS

Introduction and Proposal Overview

This submission constitutes a Full Planning Application to the Local Planning Authority in respect of the property at 69 Sandy Lane, Prestwich, Manchester, M25 9PS.

The application seeks planning permission for a series of minor external and internal alterations to the existing commercial premises. The proposed works are intended to improve the operational functionality, safety standards, and overall usability of the building while preserving its established character and appearance.

The proposed development principally comprises the installation of a new basement window and door to improve natural light and provide an enhanced means of escape, the provision of a disabled access ramp with handrails to ensure safe and inclusive access for wheelchair users and persons with reduced mobility, the removal of the existing rear staircase, the installation of a signage board, together with associated minor wall alterations and ancillary works.

The amendments are limited in scale and nature and do not materially alter the established form, footprint, or commercial function of the premises.

Detailed Description of Works

1. Installation of New Basement Window and Door

The proposal includes the installation of a new window and external door at basement level.

These additions are proposed to:

- Improve natural daylight and ventilation within the basement accommodation;
- Enhance the quality and usability of the internal commercial space; and
- Provide an improved means of escape in the interest of fire safety and occupant welfare.

The proposed openings have been sensitively designed and positioned to integrate with the existing building composition.

2. Removal of Existing Rear Staircase

The proposal includes the removal of the existing external rear staircase in order to improve the overall layout, circulation, and operational efficiency of the commercial premises. The existing external staircase currently occupies unnecessary space within the rear area of the site, limiting the efficient use of the available parking and servicing space. Its removal will allow for a more practical and spacious parking arrangement, thereby enhancing the functionality and overall appearance of the site in a manner that is more compatible with the surrounding context.

The removal of the staircase represents a minor alteration and will not result in any adverse impact on the character, appearance, or functionality of the building or the surrounding area. Furthermore, all construction works associated with the proposed development shall be carried out in full accordance with the relevant Building Regulations, approved standards, and all applicable statutory requirements.

3. **Installation of Signage Board:**The proposal also includes the installation of a new signage board associated with the commercial use of the premises.The signage has been designed to remain proportionate and visually appropriate within the surrounding street scene, contributing positively to the commercial frontage without causing visual clutter or detriment to local character.
4. **Minor Wall Alterations:**Minor alterations to internal wall arrangements are also proposed as part of the overall refurbishment and improvement works. These changes are ancillary to the development and do not result in any significant structural or visual impact.
5. **Provision of Disabled Access Ramp:**The proposal includes the installation of a disabled access ramp with associated handrails to provide step-free access to the premises in accordance with the principles of inclusive design and the requirements of Approved Document M. The ramp has been designed to achieve safe and convenient access for wheelchair users and persons with reduced mobility, thereby enhancing the accessibility, functionality, and overall usability of the commercial premises without adversely affecting the character or appearance of the building.

Conclusion

This Full Planning Application seeks consent for a series of minor alterations and improvements to the existing commercial premises at 69 Sandy Lane, Prestwich, Manchester, M25 9PS.

The proposed development has been carefully designed to improve the functionality, safety, and overall quality of the premises without resulting in any material adverse impact upon the character of the area or neighbouring amenity.The proposal is considered to be appropriate, proportionate, and fully acceptable in planning terms. Accordingly, it is respectfully requested that the Local Planning Authority grants planning permission for the proposed development.