

Proposed Change of Use to Café (Class E)
1 Market Place
Middleton
M24 6QU

Design and Access Statement



1. Introduction

- a. This planning application is submitted on behalf of Tariq Aziz who is the owner of the site and adjacent properties.
- b. The site was last operated as a shop, however it is believed that its last lawful planning use is that of a public house (sui generis) as part of the “formerly” adjacent Assheton Arms. This section of the Assheton Arms became separated from the public house when planning permission was granted to form a Launderette that now occupies a unit to the South of the application site.
- c. This application seeks permission to change the current use to that of a Café (use class E)



View from rear

2. Site and Context

- a. The occupies the ground floor of part of 1 Market Place.
- b. The site entrance is located off Long Lane and the rear of the site borders onto the communal car park owned by the applicant.
- c. There are commercial units adjacent, with a Launderette to the South and a retail unit to the North, with hotel accommodation above.

- d. All vehicle servicing / staff parking will take place on the applicants adjacent private car park.

3. Amount

- a. The site extends to approximately 68m² (including the refuse storage bin area to the rear).
- b. The public area is arranged with fixed seating and stools to accommodate 20 customers.

4. Scale

- a. The proposed use is contained within the existing footprint.

5. Appearance

- a. The only external alteration proposed is the change of a window to a door at the rear of the premises.
- b. No flues are proposed in this application, the café will prepare snacks and use microwave / steam ovens to prepare food for customers.
- c. The applicant will apply separately for Advertisement Consent for signage on the Long Lane elevation once planning permission is granted.

6. Landscaping

- a. There is no landscaping proposed.

7. Access and Security

- a. The rear of the premises is secured behind palisade fences / gates adjacent to Cemetery Street + CCTV is already in operation to cover this area.
- b. The main entrance off Long Lane will retain the concealed security shutters.
- c. A CCTV system will monitor the interior of the premises at all times.

8. Sustainable Development

- a. The proposal makes efficient use of an underutilised area and will provide a benefit to the commercial centre of Middleton serving local customers.