Applicant Planning Statement

Project: New build outbuilding within property rear garden

Applicant: Mr Giovanni Donadio

Property Address: 17 Shevington Gardens, Manchester, M23 0BJ

The ground at the rear of the property was already elevated due to the naturally sloped terrain.

We began the construction from this original rear ground level, which served as our consistent reference point. The structure closely follows this level and remains just a few centimetres above it in most areas.

The increased height only occurs at the front, where the ground naturally slopes downward. This is a critical detail: the overall height was not artificially raised — it's a direct result of the original slope, not any alteration of the ground or added build-up. From the rear boundary (neighbour's side), the height of the structure remains within permitted development limits (below 2.5m). Given the natural slope shared between my property and my neighbor's, any excavation work would likely compromise the stability of the existing perimeter fence. This could lead to the fence collapsing, which poses a health and safety risk and would result in additional work and costs for both parties.

To ensure the safest and most efficient approach, we decided to begin the project from the existing fence level, maintaining the current topography as much as possible. This strategy respects the boundary while minimizing disturbance to the terrain and reducing the risk of structural issues.

Furthermore, the decking in my opinion is a separate structure from the base of the garden room and was installed level with the higher rear ground. While it exceeds 300mm in height at the front (due to the slope), it complies at the rear. The fact that the decking and the garden room are distinct elements is clearly shown in the early-stage photos.

Site Photos



Ground levels - excavation



Ground levels – excavation left hand side



Base – structural frame



Base – structural frame with insulation



Base – structural frame with insulation and deck



Frame – Current frame as built



Frame – Current frame as built



Frame – View from as built structure looking back towards main dwelling

To address the Council's comments on overlooking, I also propose installing a 1.8m-high rear boundary fence, measured from the top of the decking, bringing the total fence height to approximately 2m — which exceeds the minimum privacy standard. I believe this effectively resolves the overlooking concern and should be considered part of the required submission.

I've inserted the earlier build photos into this document which clearly show:

- The original ground levels before work started,
- The natural slope of the site from rear to front,
- The point of origin for the works,
- And the separation between the decking and the garden room base.

The currently built frame will be clad with a timber cladding and will have an external appearance as per drawing M-0433-PLN-A-003.

Proposed External materials

- Proposed Walls - Horizontal Timber Cladding
- Proposed Roof - GRP Flat Roof
- Proposed External Windows - UPVC double glazed
- Proposed External Doors - UPVC double glazed
- Proposed Rainwater Goods - Dark Grey Plastic
- Proposed Fascias - Dark Grey Plastic

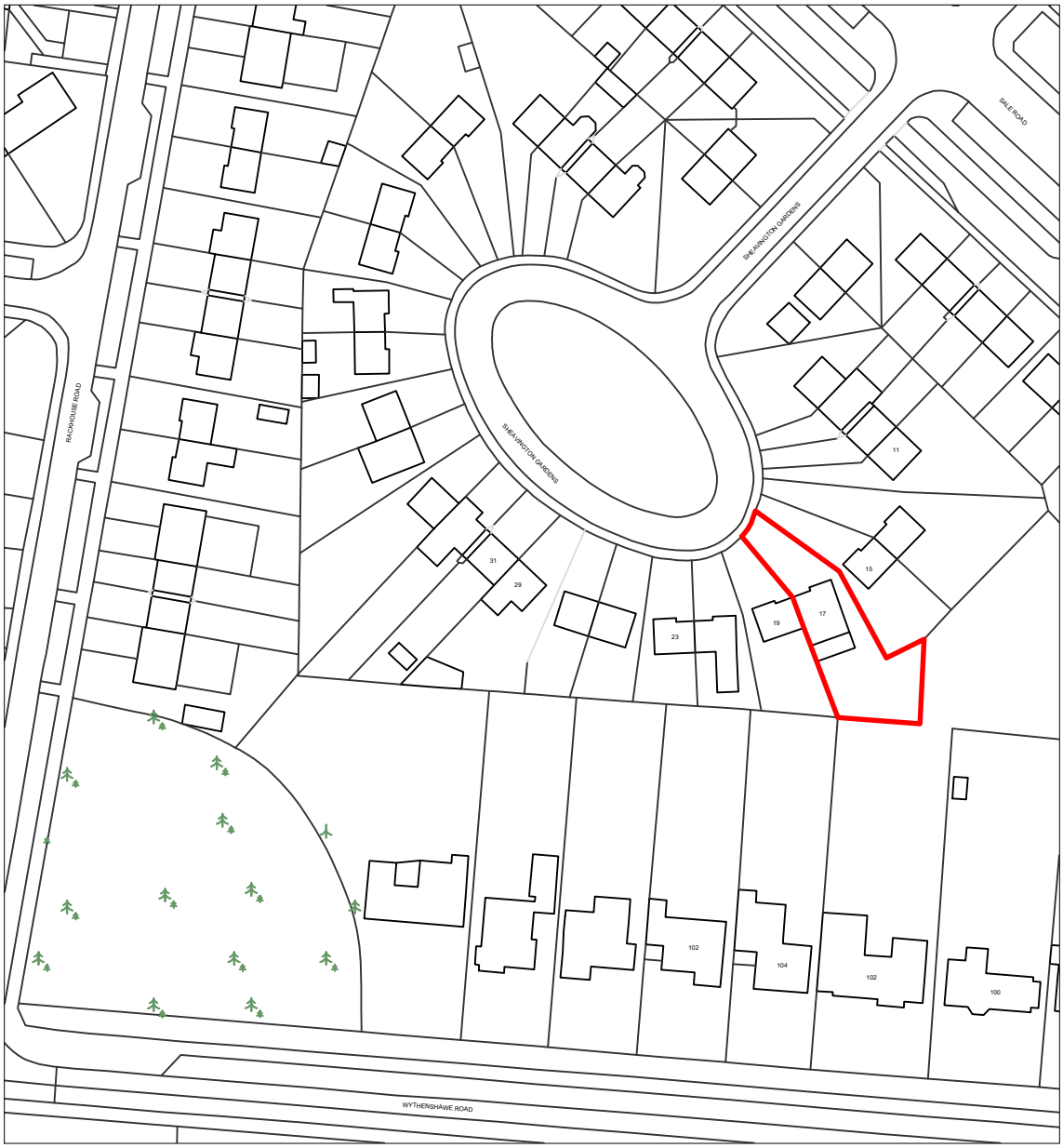
Conclusion

Although built prior to any formal planning application being submitted, the proposal does not cause any detrimental harm to neighbouring property owners. There is no adverse impact in relation to overlooking, over dominance or over shadowing to any of the nieghbouring properties and associated amenity / garden space.,

Separation distances from the newly built garden room and the neighbouring properties are far enough apart to not cause any impact which would be harmful to other property owners.

As a result of the above, the proposal should be considered as being within permitted development rights and although being slightly higher than 2.5m in some areas due to the topography of the land, the proposal does not impact anyone in a negative way.

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Ordnance Survey 0100031673

0 10m 20m 50m

1:1250

Site Location Plan

Land under client ownership

Notes:

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Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

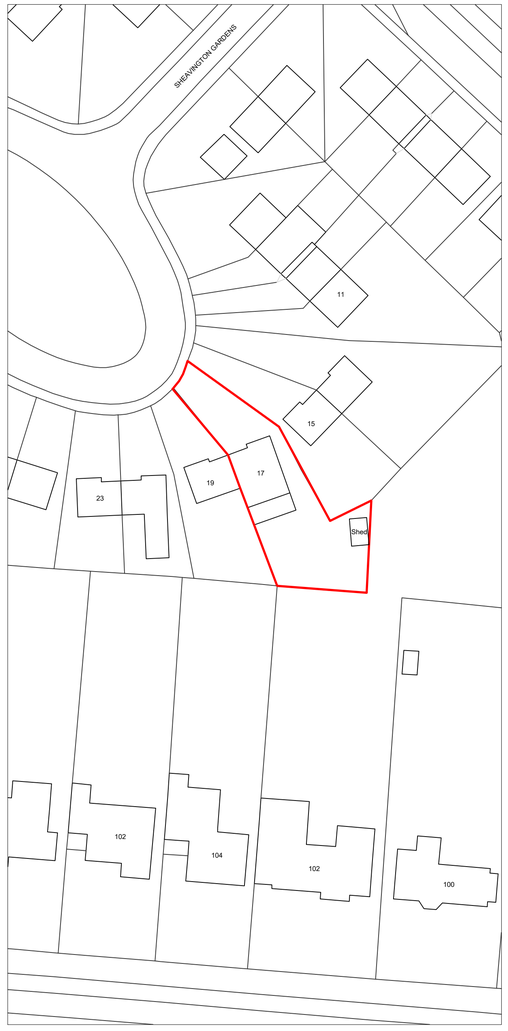
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1:50

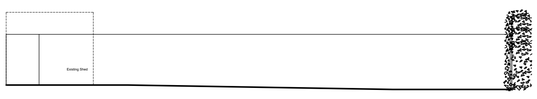
Ground Floor Plan
As Original



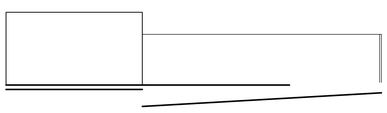
1:500

Site Plan As Original

Land under client ownership



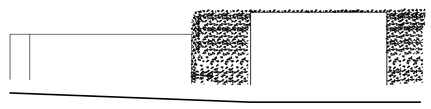
Front Elevation As Original



Side Elevation As Original



Rear Elevation As Original



Side Elevation As Original

0 0.51m 2m 5m

1:100

SYMBOLS, HATCH & LINETYPE KEY

- WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
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- STRUCTURAL ENGINEER ITEM
- BUILDING CONTROL ITEM

BRICK, CONCRETE, BLOCK, SAND, HARDCORE, PROPOSED, GLAZING, OBSCURE GLASS

BOUNDARY, FOUL DRAINAGE, SW DRAINAGE, INSULATION, DPM, DPC, VCL, FLASHING, STRUCTURAL BEAMS, DEMOLITION AREAS

DATE	NOTES	BY	REV
05/09/25	Issue for Planning Submission	LDB	A

THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE
Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.

Architectural Designed To Build

PROJECT TITLE **Proposed Garden Room**	CLIENT **Mr Rimolo Donadio Sheavington Gardens, Wythenshawe, Manchester**			
DRAWING STAGE **Planning**	SCALE **Various @ A1**	CHK BY **JDA**	DRAWN BY **ARO**	
SHEET TITLE **Plans & Elevations as Original**	PROJECT NUMBER **M-0433**	STAGE **PLN**	REV **A**	SHT **001**

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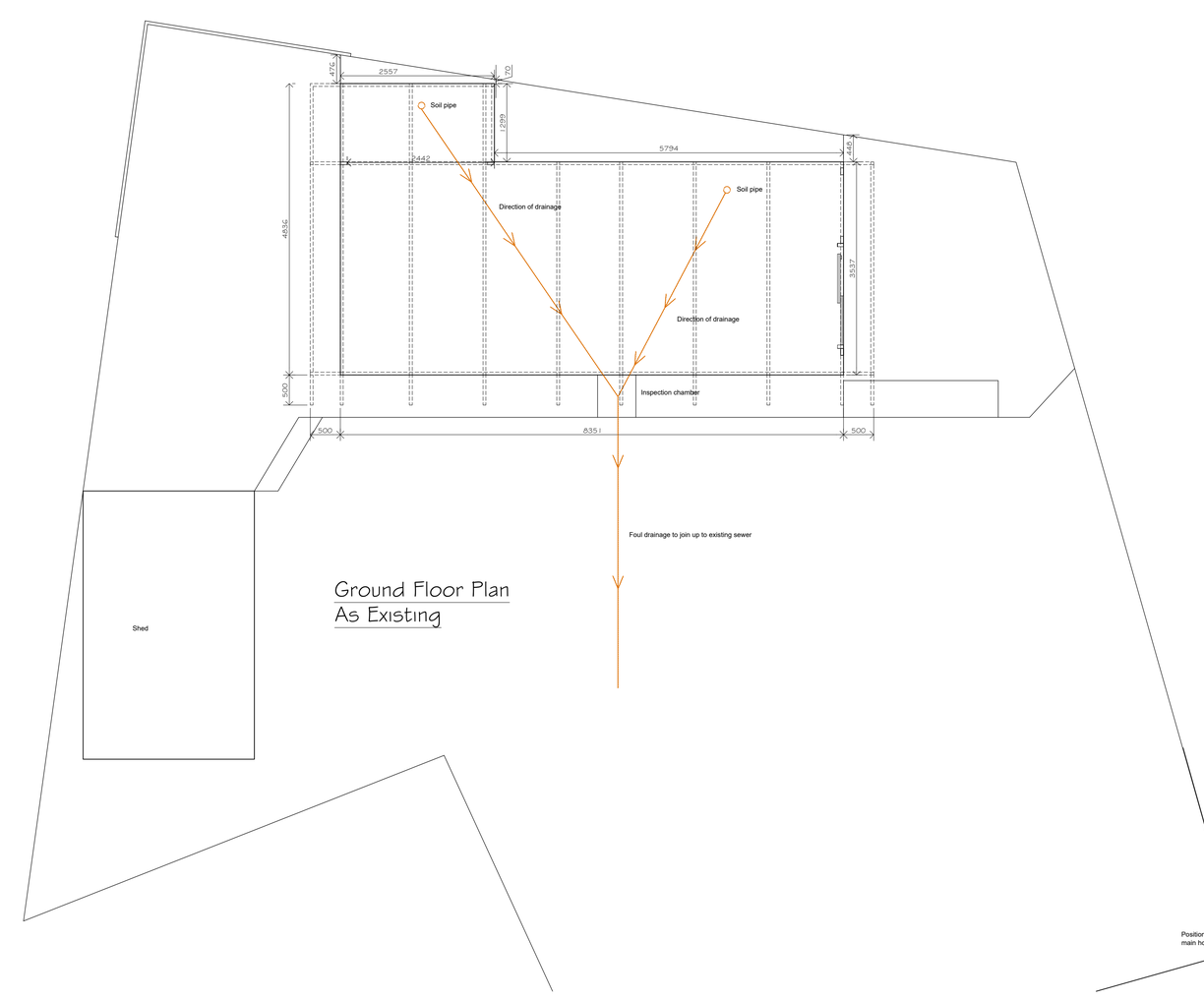
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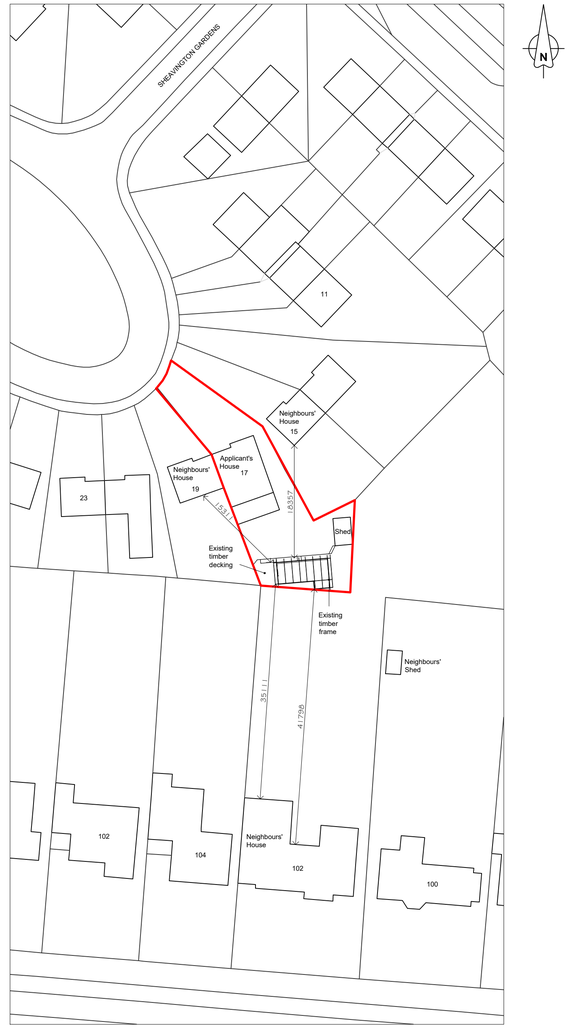
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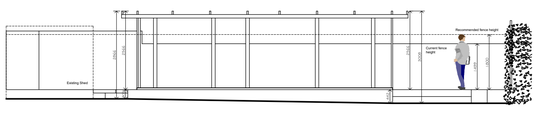


Ground Floor Plan As Existing

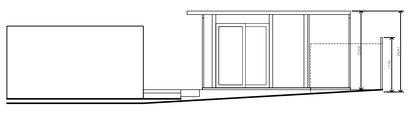


Site Plan As Existing

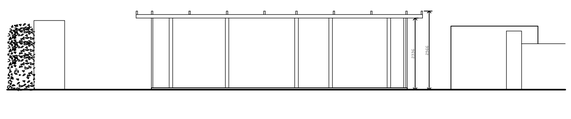
Land under client ownership



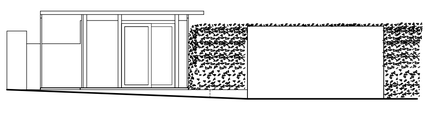
Front Elevation As Existing



Side Elevation As Existing



Rear Elevation As Existing



Side Elevation As Existing

0 0.51m 2m 5m

1:100

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SHEET TITLE **Plans & Elevations as Existing**	PROJECT NUMBER **M-0433**	STAGE **PLN**	REV **A**	SHT **002**

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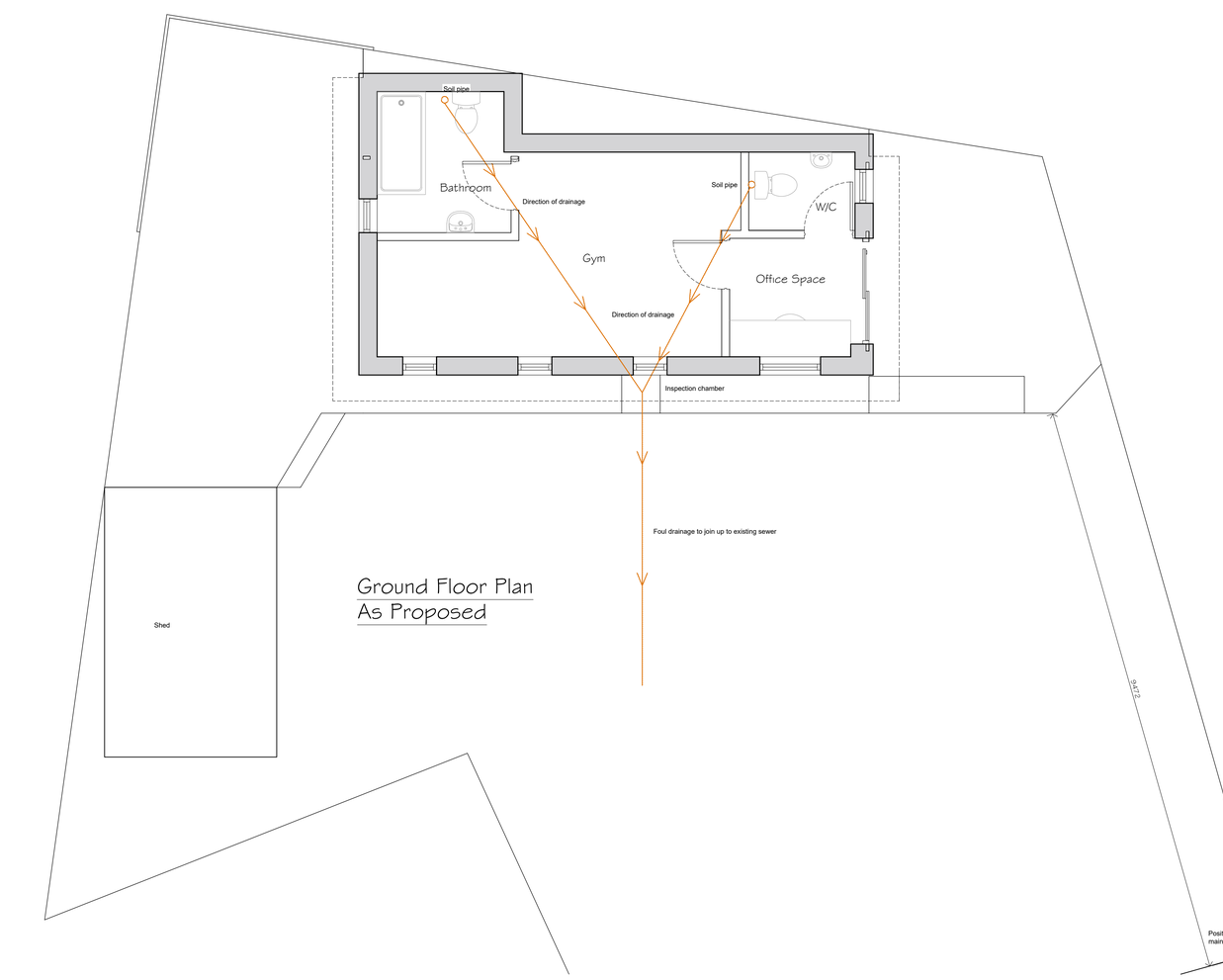
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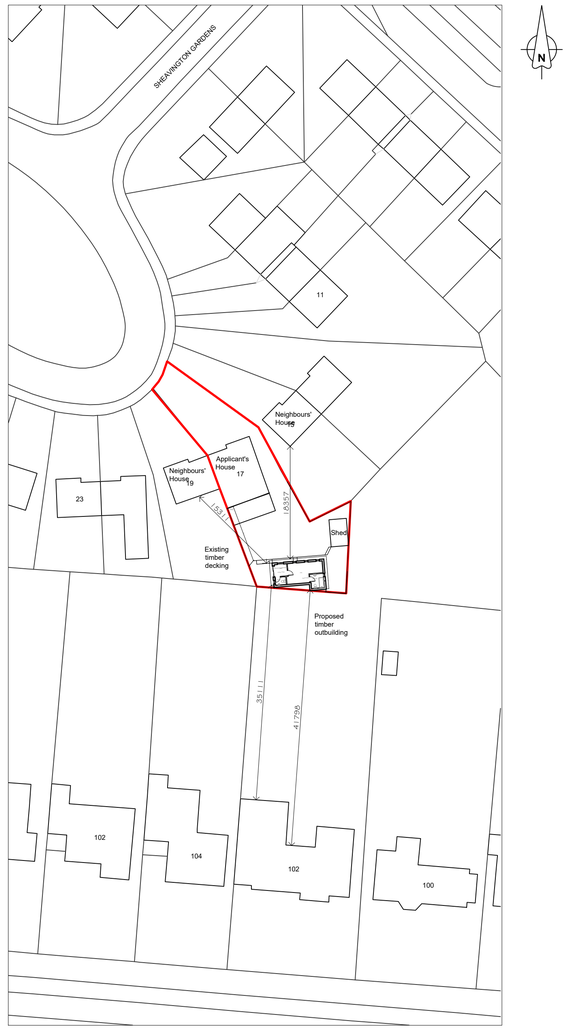
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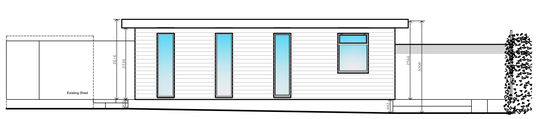


Ground Floor Plan As Proposed

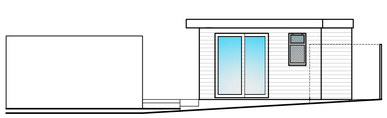


Site Plan As Proposed

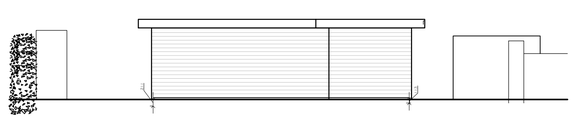
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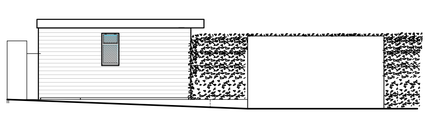
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Side Elevation As Proposed



Rear Elevation As Proposed



Side Elevation As Proposed

0 0.51m 2m 5m

1:100

Proposed Materials

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			SHT **003**