

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143488/FO/2025

Date registered valid: 18 July 2025

Proposal: Retention of garden/utility store in rear garden

Address: Flat 1, 17 Egerton Crescent, Manchester, M20 4PN

Ward(s): Withington Ward

Applicant: Mr Habib Mortazavi

Agent (if any): Mr Keith Major, Major Design Partnership

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 August 2025

APPLICATION DETAILS

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	05 August 2025	
Standard consultations:	Printed: 31 July 2025	Expired: 21 August 2025
Neighbour notifications:	Printed: 31 July 2025	Expired: 21 August 2025
Site notice:	Posted: 5 August 2025	Expired: 27 August 2025
Press advert:	Published: 5 August 2025	Expired: 27 August 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Not applicable	
Conservation area:	Withington Conservation Area 1983	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two-storey converted dwellinghouse on Egerton Crescent. The current property is converted into separate flats and features hardstanding to side and rear for off street parking (shared with 17,19 and 21).

Description of area

The site is in a mostly residential part of the Withington ward of Manchester and sits within the Withington Conservation area and close to the Withington District Centre.

Description of development

Retention of garden/utility store in rear garden

The store consists of two parts a connected main store and secondary store in the northern corner of the site.

The main store 3200mm by 2500mm and has a maximum height of 2450mm. The store has a sloping flat roof and is finished in sand render with UPVC door and window facing into the site.

The secondary store borders the main store and connects with the existing boundary wall (1000mm) with a lower flat roof at the same height as the boundary wall. The secondary store is finished like the main store.

PLANNING HISTORY

121572/LE/2018

Description: Lawful Development Certificate for Existing use as one bedroom flat

Decision: Approved 16/11/2018

097996/FO/2011/S1

Description: Retrospective application for a change of use from 8 self-contained flats at 17-21 Egerton Crescent to supported housing accommodation consisting of a house where care is provided including an office, drop-in-centre, two single occupancy bedrooms and a self-contained flat in the basement at no. 17 Egerton Crescent and seven self-contained flats at nos. 19 and 21 Egerton Crescent.

Decision: Refused and enforced 16/02/2012

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no local resident comments on the proposal with concerns regarding

- Proposed drainage for the proposed development
- Maintenance of boundary wall and security impacts

Residents Associations and Groups

Withington Civic Society commented in opposition to the proposal with concerns regarding

- Not appropriate for the conservation area due to materials
- Proposed use

Publications

Site Notice and Press Advertisements

No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC18 - Conservation Areas
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places
 - o Section 16 - Conserving and enhancing the historic environment

Principle

Small outbuildings are generally acceptable if there are minimal impacts to visual and residential amenity. The principle is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching render to the existing property.

The proposal is designed to be subservient to the original building by sitting to the rear of the property and being a small single storey outbuilding.

The outbuilding is sited close to the shared boundaries with the Post Office at No.15 Egerton Crescent, No.13 Parsonage Road and No.22 Swinbourne. The outbuilding is situated at the bottom of the garden for each respective premises with good distances to the dwellings. Given the scale and flat roof, the impact on massing is minimal.

It is noted that a similar outbuilding would likely be permitted development if located in a household garden (outside of a Conservation Area – this property is just within the bounds of the Conservation Area) and the impacts are not much different when seen in context.

It is noted that the outbuilding is to be used as a storage shed and a condition has been attached to this effect.

Due to its, size, position and location in relation to neighbours the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the outbuilding and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby. It is noted that the main building is fully rendered along with the Post Office at No.15 and a side extension to No.13 Parsonage Road, so a light rendered finished is not out of character in the area.

Effects on amenity

Privacy

Given the distances, with windows facing inward and a high boundary wall, the impact to privacy is minimal.

Light

Given the distances and high boundary wall, along with the single floor nature, the impact to privacy is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Community safety and crime prevention.

The proposed outbuilding is low level and would have minimal impact to the security of the area with the boundary wall being maintained.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site with shared waste bins being stored in the rear yard.

Vehicular access and car parking

The current car parking is not demarcated however the applicant has provided a plan showing 8no car parking spaces which is acceptable.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built Heritage

The Withington Conservation Area is situated approximately three miles south of the city centre of Manchester. It consists principally of a linear shopping centre with some nearby housing at a point where one of the main radial road routes from the city centre branches: the junction of Wilmslow Road, Palatine Road, Burton Road and Parsonage Road.

The scale, materials and wider context of the development minimises any harm to the conservation area and heritage assets, and the development is in keeping with existing area.

The proposal is in keeping with the style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature outbuildings and use light render

The harm to the Conservation Area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

CONCLUSION

The proposed retention of the garden/utility store is considered acceptable in terms of scale, design, and siting. It would not result in significant harm to residential amenity or the character of the Withington

Conservation Area. The development complies with relevant local and national planning policies, and approval is therefore recommended subject to conditions.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | | | | |
|----|--------------------|-------------|------------------|-------------|-------|-----|
| a. | Application Form | 08 Jul 2025 | APPLICATION FORM | | | |
| b. | Drawing - Proposed | 11 Aug 2025 | 8092/1 A | ELEVATIONS, | FLOOR | AND |
| | LOCATION PLANS | | | | | |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

2. Use

The garden/utility store hereby approved is to only be used as ancillary store in conjunction with properties at No17 Egerton Crescent. For the avoidance of doubt this is not for residential use.

Reason – To ensure that the development has minimal impact on the amenity of the area pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Withington Civic Society

Flat 5, 19 Egerton Crescent, Manchester, M20 4PN

Flat 4, 19 Egerton Crescent, Manchester, M20 4PN

Flat 3, 19 Egerton Crescent, Manchester, M20 4PN

Flat 2, 19 Egerton Crescent, Manchester, M20 4PN

Flat 1, 19 Egerton Crescent, Manchester, M20 4PN

Flat 1, 19A Egerton Crescent, Manchester, M20 4PN

Flat 2, 19A Egerton Crescent, Manchester, M20 4PN

17A Egerton Crescent, Manchester, M20 4PN

19A Egerton Crescent, Manchester, M20 4PN

Flat 2, 17 Egerton Crescent, Manchester, M20 4PN

Flat 3, 11 Parsonage Road, Manchester, M20 4PB

22 Swinbourne Grove, Manchester, M20 4PP

Flat 9, 8 Egerton Crescent, Manchester, M20 4PN

Flat 4, 11 Parsonage Road, Manchester, M20 4PB

Flat 2, 11 Parsonage Road, Manchester, M20 4PB

Flat 1, 11 Parsonage Road, Manchester, M20 4PB

23 Egerton Crescent, Manchester, M20 4PN

Withington Post Office, 15 Egerton Crescent, Manchester, M20 4PL

Flat 3, 17 Egerton Crescent, Manchester, M20 4PN

15 Parsonage Road, Manchester, M20 4PW

13 Parsonage Road, Manchester, M20 4PW

20 Swinbourne Grove, Manchester, M20 4PP

APPENDIX 2 – PLANNING CONSTRAINTS

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Conservation Area - Withington Conservation Area 1983