

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143617/FH/2025

Date registered valid: 1 August 2025

Proposal: Erection of detached outbuilding to form ancillary accommodation, following demolition of existing garden structures

Address: 10 Ramsgate Road, Manchester, M40 2XE

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Eyitayo Akingbala

Agent (if any): Mr Mohammad Naqvi

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 September 2025

Standard consultations:

Printed: 12 August 2025 Expired: 3 September 2025

Neighbour notifications

Printed: 12 August 2025 Expired: 3 September 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is in a residential area predominantly comprising of two story semi-detached houses with grey tiled hipped pitched roofs and red brick elevations. The houses between Nos 4 and 12 have a staggered arrangement, with the central pair of houses set back from the neighbouring properties. The application property has a front and rear garden linked by a path running adjacent to the side (northern) elevation. The property has a single storey extension with a hipped pitch roof. Outbuildings are positioned adjacent to the rear (western) boundary with associated decking.



Fig.1 – Views of the application property

Description of development

The existing outbuildings and decking would be removed to facilitate the development. The proposal involves:

- i. The formation of a detached outbuilding with a pitched roof set between gable elevation (which would be offset from the shared neighbouring boundaries). The roof would have 4 metre high ridge line and eaves of 2.4 metres at the eaves. The outbuilding would have a depth of 5.3 metres and width of 5.5 metres. The main eastern elevation would incorporate a pair of single leaf doors and adjacent window. A single shower room window would be positioned in the respective side elevations. The outbuilding would be constructed in materials matching the main house.
- ii. Internally, the space would be sub-divided to form two separate guest rooms / offices.

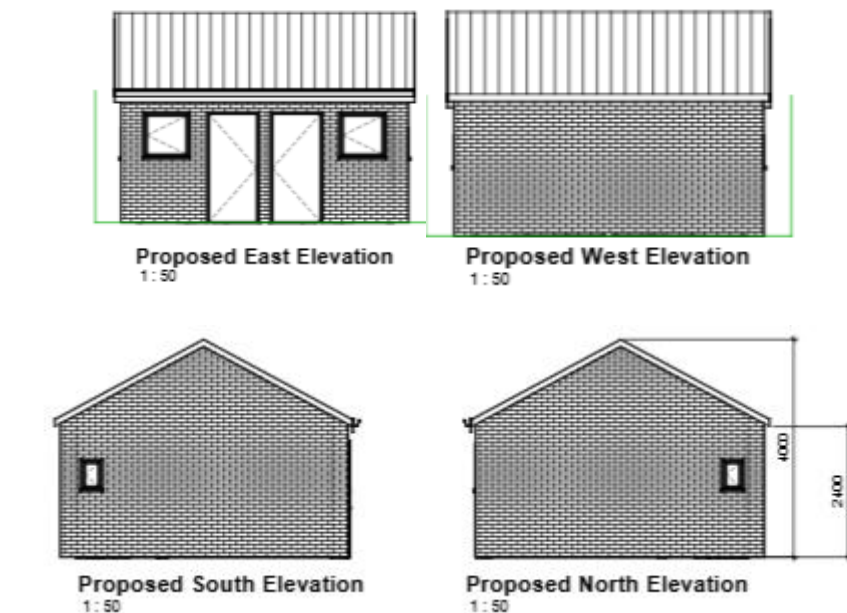
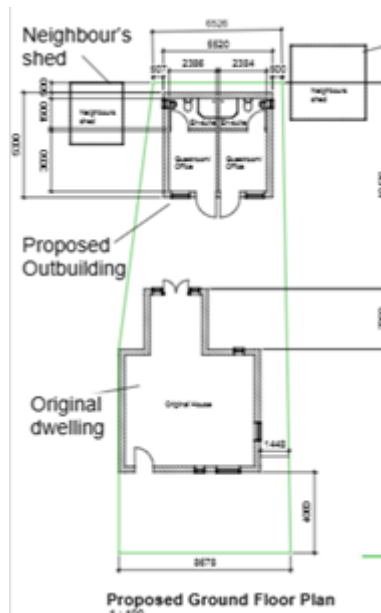


Fig.2 – Proposed elevations



Fig,3 – Proposed layout

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health – No objection.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and most recently updated in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. Key aspects of the NPPF need to be considered as part of the of the planning application and are identified below. The NPPF states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of

sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually in supportive ways:

- a) The economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) The social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) The environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would not substantially depart from existing circumstances or harm residential amenity. Section 8 would thereby be accorded with.

ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would thereby accord with section 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG is relevant to key planning issues of significance to applicants and local authorities. The assessment of the proposed development has been related to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Health and well-being

It is considered that the development accord with specified sections of the PPG, particularly with regard to safeguarding residential amenity and maintaining the character of the locality.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of a proportionate addition to the existing house. An appropriate relationship to the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would provide supplementary accommodation to be used in conjunction of the house as a Class C3 dwelling. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not apparent that the development would otherwise impact on future flood risk and drainage requirement could be potentially accommodated. Policy JP-S4 would be appropriately responded to.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;

b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible.

It is considered that the proposed development would be appropriately related to the existing house and its context. Appropriate garden and amenity space would be retained. The development would respond to the residents needs thereby helping to sustain the future of occupation of the house. The development would thereby be positively related to policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. For the reasons outlined below, it is considered that proposed design of the outbuilding would be acceptable and satisfactorily related to policy EN1.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The development would be constructed to contemporary buildings standards to achieve and reduction in carbon emissions. Given the magnitude of the development, it is considered that policy EN4 would be positively responded to.

Policy EN 14 (Flood Risk) – Seeks to reduce the increased risk of flooding and to secure appropriate drainage. The site is in Flood Zone 1 and it is not apparent that the development would increase the localised risk of flooding. Policy EN14 would thereby be complied with.

Policy EN18 (Contaminated Land and Ground Stability) – Requires that ground conditions that may be potentially harmful to public health and appropriate identified and remediated. In this case, no historic ground conditions have been identified requiring mitigation.

Policy EN19 (Waste) – Requires that appropriate arrangement of the storage and collection of waste and recycling are provided. The development would allow the existing arrangements to be retained. As there would be no change in circumstances policy EN19 would be complied with.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o Effects on amenity;
- o Design for health.

It is considered that the development would not unduly harm residential amenity and would be suitably related to neighbouring built form. Policy DM1 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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 would thereby be acceptable and has been determined within a timely manner.

Principle of the development – The development requires planning permission by virtue of its maximum height and proximity to shared boundaries. The application property has existing

outbuildings situated adjacent to the western site boundary. This part of the site is characterised by built form and is adjoined by outbuildings within neighbouring gardens. Whilst the height of the outbuilding exceeds the existing, a satisfactory distance would be maintained to the rear of the nearest property to the west of the site (9 Fenchurch Avenue). An appropriate amount of garden area would be maintained.

The applicant's agent has confirmed that the proposed outbuilding:

- i. Would be occasionally used to accommodate visiting family members;
- ii. It would be used in conjunction with main houses and not occupied as a separate dwelling.
- iii. The outbuilding will not be made available for letting as short-term holiday accommodation.

The development has been assessed with reference to the permitted criteria for outbuildings for use in association with a dwellinghouse as defined by Schedule 2, Part 1, Class E of the GPDO. The proposed outbuilding would be ancillary to the use of the dwellinghouse. It would allow more than 50% of the garden to be retained as a result of the implementation of the development. A verandah, balcony and/or raised platform would not be formed as part of the development. However, the formation of a roof with a maximum height of 4 metres would exceed the height permitted by Class E (of Schedule 2, Part 1), i.e., 2.5 metres within 2 metres of a boundary. In this case, the development would be related to a context with neighbouring outbuildings. Satisfactory distance would be maintained to neighbouring properties reducing the impact of its height.

On this basis, the principle of the development and its proposed occupation would be acceptable subject to the included conditions. These conditions would manage and restrict the future use of the outbuilding.

Scale and massing – The development would exceed the height of the existing outbuildings, i.e., 4 metres at the ridge line. However, the formation of a pitched roof would be more reflective of the character of the original house. The impact of the roof would be reduced by its pitch and the associated fall to eaves height of 2.4 metres. The height of the outbuilding would also be related to a setting that affords satisfactory distances to the application property and neighbouring houses. The massing of the development would be reduced by the arrangement of doors and windows to the main elevation. The proposed scale and massing is therefore considered to be acceptable.

Siting – As a result of the development more than 50% of the external space around the application property would be retained following the development. A satisfactory amount of amenity space would thereby be maintained. The retained space between proposed and existing but for would also secure an appropriate relationship to neighbouring properties.

Residential amenity -The impact of windows and glazed doors on Nos 8 and 12 would be reduced by siting of fencing along the shared boundary. It is noted that a comparable relationship to the referenced properties would form part of a permitted development, if an outbuilding with a lesser height were to be proposed. Given the proposed nature of future occupation (of the outbuilding) the relationship of proposed doors and windows would be acceptable. A condition has been included to ensure obscured glazing to the shower room windows in the side elevations. As a further safeguard, to privacy and to avoid overlooking, the condition also requires that the side elevation windows are non-opening. It is not considered that the development would undue harm the outlook from windows to neighbouring properties to the west of the site. On balance, it is not considered that the development would unduly harm residential amenity.

Design – The proposed design of the outbuilding would have a simple and proportionate elevational form that reflects the character of the main house in relation to its roof configuration. The development has been conditioned to ensure the use of materials to match the existing house (thereby ensuring a cohesive relationship to the application property).

Flood risk and drainage – The site is in Flood Zone 1 and additional risk from flooding has not been identified.

Land conditions – No historic land condition have been identified that may affect the implementation of the development.

Conclusion - The development would be satisfactorily related to the application property and its setting, including relationship to the neighbouring houses. The development is therefore considered to be acceptable subject to the included conditions.

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.

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 would thereby be acceptable and has been determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority received on 1 August 2025:

Householder planning application forms
Location plan with red edge
Site plan with a red edge
Proposed plans and elevations Ref: A1001.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The materials to be used in the construction of the development hereby approved, including bricks and roof tiles (together with the method of coursing and pointing) and window frames, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan Document.

4) The authorised outbuilding, as shown on approved drawings referenced: Proposed plans and elevations Ref: A1001, shall only be used as ancillary accommodation for use in conjunction with the occupation of 10 Ramsgate Road Manchester M40 2XE as a dwellinghouse (Class C3) and shall not be used at any time as a separate or independent dwellinghouse.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan Document and the guidance contained within the National Planning Policy Framework.

5) The authorised outbuilding approved shall be used only be used in conjunction with 10 Ramsgate Road as a private dwelling (which shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester, policy JP-P6 of Places for Everyone Joint Development Plan Document and the guidance contained within the National Planning Policy Framework.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without

modification) no windows shall be inserted into the elevations of the development hereby approved other than those shown on the approved drawings referenced: Proposed plans and elevations Ref: A1001.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan Document.

7) Before first occupation of the development, shower room windows in the northern and southern elevations, as indicated on drawings referenced: Proposed plans and elevations Ref: A1001, shall be non-opening and obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

7 Ramsgate Road, Manchester, M40 2XE
9 Fenchurch Avenue, Manchester, M40 2XF
11 Ramsgate Road, Manchester, M40 2XE
5 Ramsgate Road, Manchester, M40 2XE
4 Ludgate Road, Manchester, M40 2RW
2 Ludgate Road, Manchester, M40 2RW
5 Fenchurch Avenue, Manchester, M40 2XF
12 Ramsgate Road, Manchester, M40 2XE
8 Ramsgate Road, Manchester, M40 2XE
6 Ramsgate Road, Manchester, M40 2XE
9 Ramsgate Road, Manchester, M40 2XE
11 Fenchurch Avenue, Manchester, M40 2XF
7 Fenchurch Avenue, Manchester, M40 2XF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA