

Design and Access Statement

Proposed Outbuilding with Two Guestrooms with En-suites.

Site Address: 10 Ramsgate Rd, Manchester, M40 2XE

Applicant: Eyitayo Akingbala

Date: 31/07/2025

1. Proposal Summary

This Design and Access Statement is submitted in support of the planning application for the erection of a single-storey outbuilding in the rear garden of a semi-detached house in Manchester.

The proposed development comprises the construction of a modest, single-storey outbuilding designed to accommodate two guest rooms, each with an ensuite shower room. The building will serve as ancillary accommodation to the main dwelling and will primarily be used to host visiting family members on an occasional basis. When not in use for guest accommodation, the outbuilding will function as a home office for the residents of the main house. It will not include any kitchen or cooking facilities, and it is not intended to serve as a self-contained residential unit.

2. Context and Need

The existing property is a three-bedroom family home. The applicant and his spouse have three daughters, one of whom currently studies at university and returns home regularly during weekends and holidays. Due to limited space within the house, she currently sleeps in the living room during visits.

Additionally, the applicant's elderly mother visits the UK from abroad for extended periods throughout the year and also requires suitable overnight accommodation. The outbuilding will provide privacy and comfort for these guests while reducing strain on the existing living space. Outside of times of visiting, the outbuilding will be used as an office. The outbuilding is not intended for independent residential use. It will not contain any kitchen facilities and will remain fully ancillary to the main dwelling.

3. Design

The proposed outbuilding will be located to the rear of the garden. It will feature a dual-pitched roof in keeping with the surrounding suburban context. The annexe will be single-storey to maintain a low profile and prevent overdevelopment of the site. The size and height of the structure will be in proportion to the existing house and will not be overbearing or intrusive on neighbouring properties.

Key dimensions:

- Footprint: Approx. 5.5m x 5.3m
- Height to eaves: 2.5m
- Maximum ridge height: Under 4m (dual-pitched roof)

Internal layout:

- 2 guest bedrooms (approx. 3.0m x 2.4m each)
- 2 ensuite (approx. 1.5m x 2.4m each)
- Each bedroom accessed independently via external doors

Materials:

The design of the annexe will use materials that match the existing house. The roof will be dual pitched to blend with the existing home's style and window placement is designed to ensure privacy for both the outbuilding and adjacent properties.

- Walls: Facing brick to match existing house
 - Roof: slate tiles to match existing house
 - Windows and doors: uPVC white
 - Rainwater goods: Black uPVC
 - Boundary treatment: Existing timber fencing
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4. Access

The outbuilding will be accessed via an existing side gate and footpath of the main house through the rear garden. It will not be used for vehicular access, and no parking spaces are required or proposed. The access route is level and suitable for visitors, including elderly guests.

5. Use

The proposed building will be used strictly as ancillary guest accommodation. There will be no kitchen or cooking facilities. The use will remain incidental to the enjoyment of the main dwelling and will not constitute a separate residential unit or require a new address.

To confirm there will be no separate:

- » Address
 - » Post Box
 - » Parking
 - » Access
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6. Conclusion

This proposal has been carefully designed to meet a genuine family need, without adversely affecting neighbours or altering the character of the area. The scale, design, and materials are sympathetic to the site and surroundings. The outbuilding remains ancillary and does not represent overdevelopment.

We believe the proposal is a positive development that meets the requirements for the occupants. We look forward to Manchester City Council's consideration of this application and hope for a favourable response.