

31 Celia Street, Manchester M8 5UB

Planning Statement

June 2025

Introduction & Site Context

This planning statement accompanies a householder planning application seeking retrospective consent for the retention of a garden annexe at 31 Celia Street, Manchester, M8 5UB. The application site in June 2023 is shown by the red pointer in the image below.

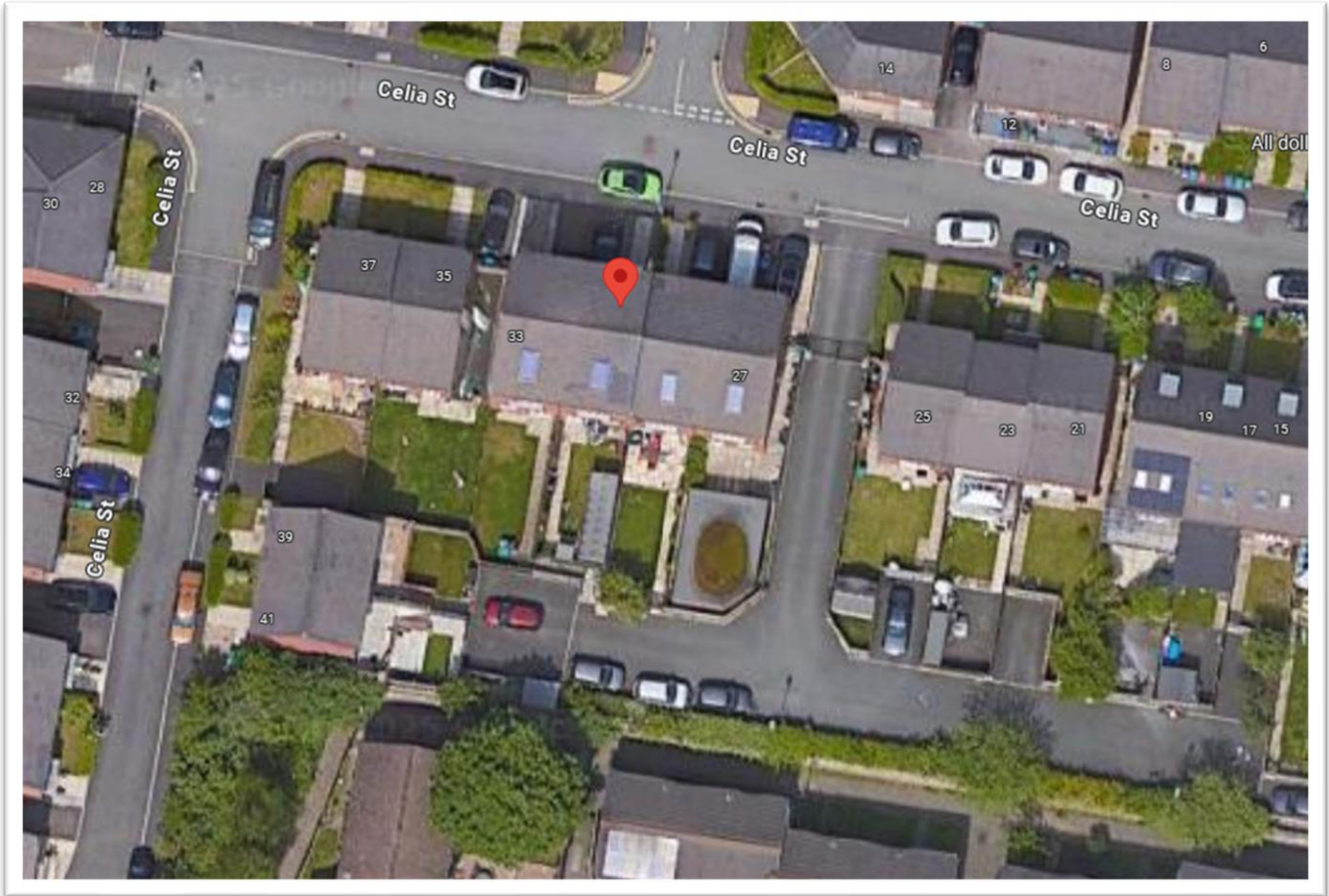


Figure 1: Application site - Google Earth – June 2023

The application property comprises a three-storey red brick dwelling, forming part of a short terrace of four houses located within a modern residential estate. The property features a tiled pitched roof and benefits from off-street parking to the front, as well as a private rear garden. Situated within the rear garden is a detached outbuilding, currently in use as an annexe, which forms the subject of this planning application.

The existing outbuilding on site is shown in the images below.



Figure 2: Application outbuilding

It is noted that a similar outbuilding has been on site since at least 2020, as shown in the Google Earth image below. The applicant had replaced the previous outbuilding due to it being in a dilapidated state.



Figure 3: 2020 Google Earth

Proposal

Description

Retrospective consent is sought for the retention of a garden annexe.

Scale

The outbuilding measures 8m x 3m with a ridge height of 2.5m.

Siting

The outbuilding is sited in the rear garden.

Design

The design is typical of a residential outbuilding, featuring a simple rectangular form and a flat roof.

Materials

The walls are comprised of red brick, windows and doors from white uPVC and the roof is a waterproof felt.

Planning Policy Framework

National Planning Policy

National Planning Policy Framework (NPPF) 2024

The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

The relevant Places for Everyone policies for this application are as follows:

- JP-S1 – Sustainable Development
- JP-P1 – Sustainable Places

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The relevant Core Strategy policies for this application are as follows:

- DM 1 – Development Management
- SP 1 – Spatial Principles (partially superseded by PfE)
- EN 1 – Design Principles and Strategic Character Areas

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant saved UDP policies for this application are:

- DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

Comparable Applications

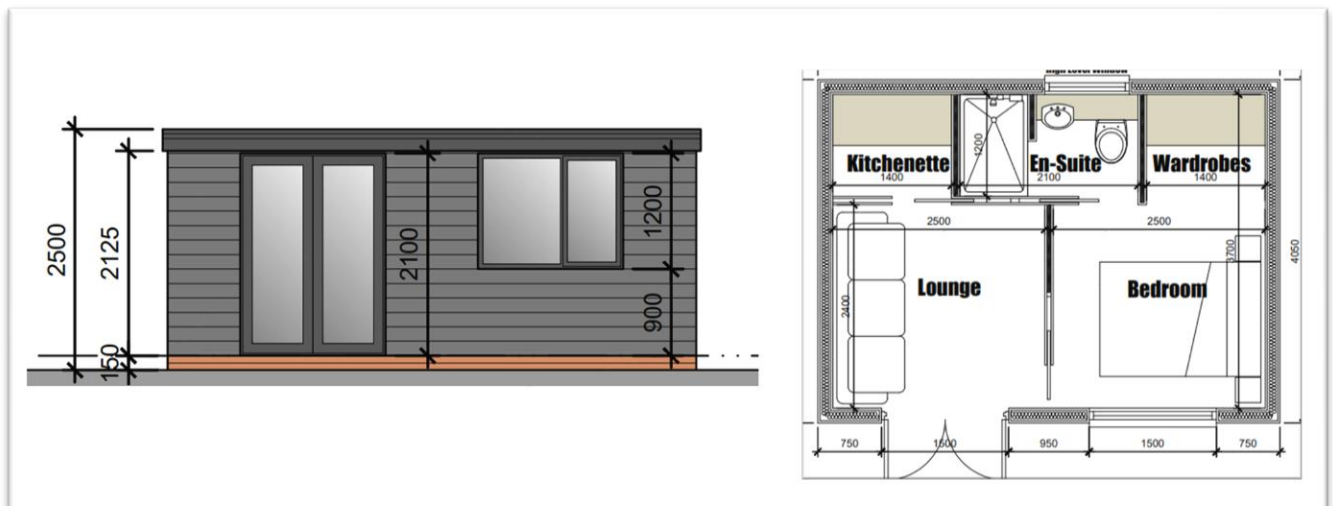
This section provides recent examples of similar proposals that have been approved by the council. They are considered relevant examples as they have been **approved under the same local planning policies**.

The council aims to be consistent in its decision making and thus it should be consistent in approving the proposed development under this application.

21 Troydale Drive Manchester M40 2FG - 141305/FH/2024

This proposal sought permission for the erection of single storey detached building to rear garden to form annexe to existing dwellinghouse.

The annexe measured 5.4m x 4m with a flat roof ridge height of 2.5m. The annexe comprised a bedroom, living space, kitchen and bathroom. The approved plans are shown below.



In regards to the principle of development, the officer stated, ***“The submitted application is for the erection of a single storey outbuilding to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families... As the property is to remain a single family dwellinghouse it is not considered that the proposed addition would give rise to any significant additional waste or car parking pressures.*”**

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed addition is deemed to accord with

saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy”

In regards to impacts upon residential amenity, the officer confirmed that the height of 2.5m, ***“...should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence for either neighbour.”***

341A Wilbraham Road Manchester M16 8GL - 141401/FH/2024

This application sought various extensions and alterations to the dwelling and also the erection of a single storey detached granny annexe building.

The annexe measured 10m x 5m with a pitched roof ridge height of 4m. The annexe comprised a bedroom, living space, and shower-room. The approved plans are shown below.



In regards to the principle of development, the officer stated, ***“In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.”***

98 Claude Road Manchester M21 8DF - 139978/FH/2024

This proposal sought permission for the erection of a single storey annexe building together with basement level following demolition of existing garage/annexe. The application site is located within the Chorltonville Conservation Area 1992.

The annexe measured 6.3m x 4.2m with a pitched roof ridge height of 6.5m. The annexe comprised a bedroom, living space, and shower-room. The approved plans are shown below.

In regards to the principle of development, the officer stated, ***“Residents can usually expand their homes for more space, as long as it doesn't affect the neighbourhood or property's character. The proposal's principle is acceptable. No factors in amenity terms would warrant refusal. After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF.”***

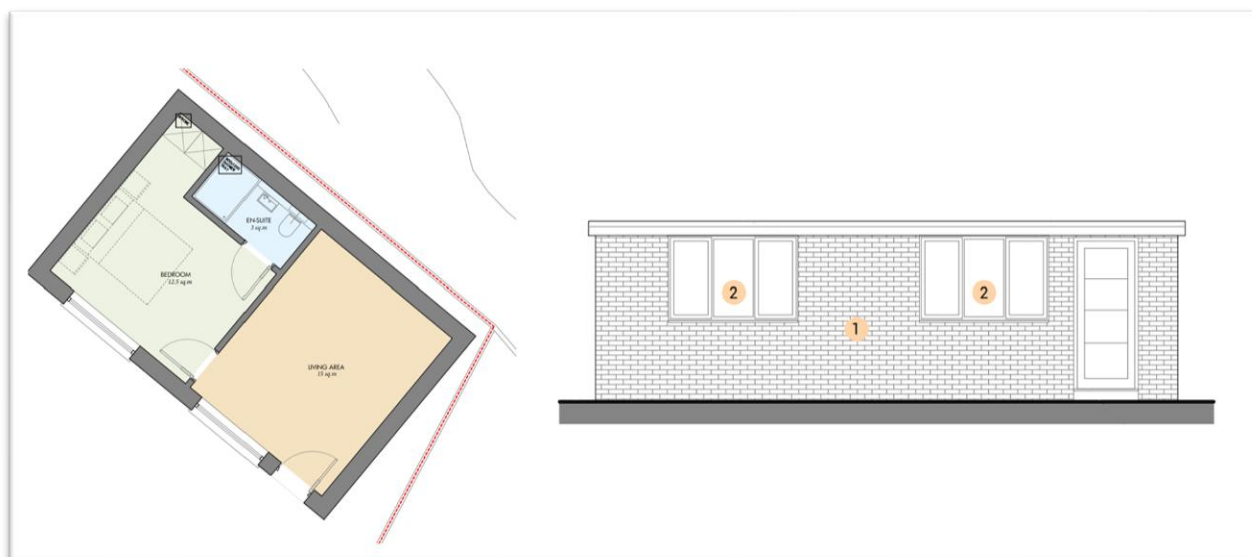
In regards to the design of the annexe, the officer stated, ***“It is important to note that the development is very close to fitting with the permitted development rights. The roof lanterns sit very slightly above the maximum 2500mm total roof height. Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.”*** The officer confirms the proposal only fell short of being classed as permitted development, due to including rooflights which exceed the 2.5m maximum height allowance.

This is of significant importance as the council has confirmed that an outbuilding which provides a bedroom and bathroom is permitted development.

3 Queens Park Close Manchester M9 5TS - 139371/FH/2024

This proposal sought permission for the erection of an outbuilding to provide a granny annexe.

The annexe measured 5m x 8.1m with a flat roof ridge height of 2.5m. The annexe comprised a bedroom, bathroom and living space. The approved plans are shown below.



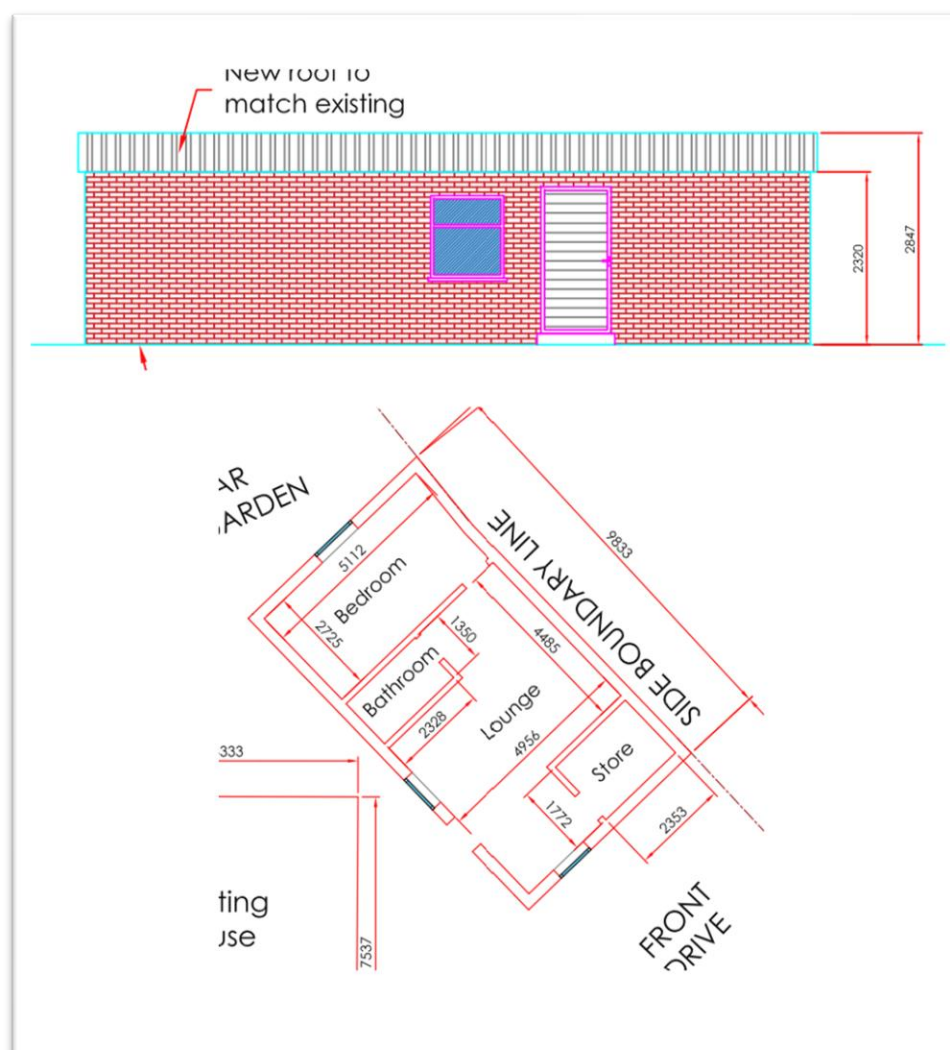
In regards to the principle of development, the officer stated, ***“The proposed outbuilding would meet permitted development criteria of Schedule 2, Part 2, Class E of the GDPO”***, and confirmed permission was only required due to a condition from a historic permission which removed permitted development rights.

This is of significant importance as the council has confirmed that an outbuilding which provides a bedroom and bathroom is permitted development.

30 Sandacre Road Manchester M23 1AF - 133631/FH/2022

This proposal sought permission for the erection of a single storey granny annexe within the rear garden for ancillary use to the main dwellinghouse following demolition of existing garage.

The annexe measured 10m x 5.5m with a pitched roof ridge height of 2.8m. The annexe comprised a bedroom, bathroom and living space. The approved plans are shown below.



In regards to this application the officer stated, ***“Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, the applicant could be a similar outbuilding with a maximum height of 2.5 metres. This would be considered the fall back position, the fallback is a material consideration in the decision making process, of which the PD rights given by the Order comprise an element. Thus when making a decision on a planning application it may be argued with some effect that a development carried out to slightly reduced dimensions or at***

a marginally lesser level, or perhaps in a revised location nearby, could be implemented using permitted development rights. The weight to be given to such a material consideration varies according to whether what could be built using the GPDO would have a broadly similar or worse impact to what is proposed; and the reasonable likelihood or possibility that, if permission were refused, permitted development rights would in fact be resorted to. Whilst the proposal is located close to the shared boundary, the additional 0.3 metres in height above PD rights is not considered to give rise to any disamenity to the neighbouring properties.” The officer confirms the proposal only fell short of being classed as permitted development, due to exceeding the 2.5m maximum height allowance.

This is of significant importance as the council has confirmed that an outbuilding which provides a bedroom and bathroom is permitted development.

27 Celia Street Manchester M8 5UB

This property is located two dwellings away from the application site and therefore represents an immediate and relevant precedent. Although no planning permission appears to have been granted for the annexe situated within the rear garden at No.27, it is considered lawful by virtue of the passage of time, having been clearly visible on Google Earth imagery as early as 2016.

The outbuilding in question is notably larger than the applicant's proposed structure, measuring approximately 8m x 6m at its widest points.

The outbuilding at No.27 is shown edged red, in respect of the applicant's outbuilding edged blue.



Conclusion on Comparable applications

The comparable cases reviewed clearly demonstrate that the Local Planning Authority has consistently supported the principle of annex accommodation in a variety of contexts, and even within designated Conservation Areas. In each example, development involving primary living accommodation, such as bedrooms, bathrooms, and independent kitchen/living areas was deemed acceptable, despite some designs incorporating elements typically associated with standalone dwellings.

Crucially, design variation did not preclude approval. The annexes differed in appearance, layout, and positioning within the plot. In all referenced cases, the structures were of a similar or greater height than that proposed in this application.

Furthermore, in several instances, the presence of a potential fallback under permitted development rights was acknowledged by officers and used as a material consideration to support approval under a full planning application. **This reflects a pragmatic approach, recognising that a similar structure used as an annexe could lawfully be erected without full permission, thereby strengthening the case for supporting the proposed development.**

The policy context is also important. Officers have frequently acknowledged the role annex accommodation plays in addressing the changing needs of families, particularly in supporting multigenerational living, personal health circumstances, care for elderly relatives, or providing transitional accommodation for family members. These social considerations have routinely been given appropriate weight in decision-making, reflecting both national policy direction and local interpretation.

Taken together, these comparable decisions establish a clear precedent. The consistent application of planning judgement in favour of annex accommodation, supported by fallback positions and a recognition of evolving family needs, strongly indicates that the current proposal should be assessed in the same light. A consistent and equitable approach would lead to a positive determination in this case.

Appraisal

Principle

The principle of constructing domestic outbuildings to facilitate ancillary residential use is long established. Numerous precedents across Manchester confirm the Local Planning Authority's consistent position in supporting such forms of development. Officers have routinely acknowledged that modest detached annexes within residential curtilages are acceptable in principle where they serve to meet evolving family needs and where the host property remains in use as a single household.

Planning officers have expressly stated in many similar applications that such development assists in addressing the changing residential needs of households, and that it is preferable for families to adapt and extend their existing homes rather than relocate. This reflects not only the pragmatic reality of modern family life but also aligns squarely with the sustainable development aims of national planning policy.

There is no policy basis on which to conclude that this outbuilding, which is modest in scale and ancillary in function, is unacceptable in principle.

Permitted Development fall back

It is of material relevance that the outbuilding falls within the dimensional parameters set out in Class E of Part 1, Schedule 2 of the General Permitted Development Order (GPDO) 2015 (as amended), notably in respect of height (2.5m) and siting within the curtilage of a dwellinghouse. Manchester City Council officers have in numerous previous decisions confirmed that the inclusion of facilities such as a bathroom or a bedroom within an outbuilding does not automatically disqualify the structure from being considered permitted development, provided it remains functionally and physically ancillary to the host dwelling. The existence of this fallback position is a strong material consideration.

Design & Character assessment

The outbuilding is of modest scale, featuring a simple and functional rectangular form with a flat roof. This is entirely typical of modern residential outbuildings and reflects numerous similar structures in the immediate and wider locality. Its use of red brick and white uPVC is in keeping with both the host dwelling and other garden structures locally, including the larger annexe at 27 Celia Street, which has been in place for a number of years.

Importantly, the outbuilding is not visible from the public highway. Its visibility is limited to a rear service area used for parking and bin storage, and even then, any visual impact is minimal. There is no impact on the character or appearance of the street scene, and the outbuilding sits comfortably within the domestic garden environment.

Officers in similar cases have consistently acknowledged that minor variations in outbuilding design, whether pitched or flat roofs, differing materials, or fenestration patterns, are not of themselves reasons to withhold permission.

Parking

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Trees

There are no protected trees on site which would be affected by the proposal.

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 proposal represents a modest and well-considered form of development that responds to a demonstrable family need. It accords with national and local planning policy, reflects a pattern of approvals across the city, and is supported by a strong fallback position under permitted development rights.

There would be no material harm to visual or residential amenity, and the structure is of a scale and design that is entirely typical and appropriate in the residential context.

In view of the above, it is respectfully requested that planning permission be granted without delay.

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The methodology section describes the research design and the data collection process. The results section presents the findings of the study, and the conclusion section summarizes the main findings and provides recommendations for future research.

The study was conducted in a laboratory setting, and the data were collected using a series of experiments. The results of the experiments are presented in the following tables.

Experiment	Variable	Value
1	Temperature	25°C
2	Pressure	101.3 kPa
3	Volume	1.0 m³
4	Mass	1.0 kg
5	Time	1.0 s

The results of the experiments show that the variables are related in a linear fashion. The relationship between the variables can be expressed by the following equation:

$$Y = aX + b$$

where Y is the dependent variable, X is the independent variable, a is the slope, and b is the intercept.

The study concludes that the variables are related in a linear fashion, and the relationship can be expressed by the equation $Y = aX + b$.