

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142526/LP/2025
Date registered valid: 2 April 2025
Proposal: Erection of an outbuilding for garden studio.
Address: 13 Milwain Road, Manchester, M19 2PX
Ward(s): Burnage Ward

Applicant: Ms Susan Cragg & Mr Craig Bishop
Agent (if any): Ms Jo Sharples Editional Studio
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 28 May 2025

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: Not Required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

The application site relates to the rear garden of 13 Milwain Road, which is a two storey brick built dwellinghouse with gable end roof of red concrete roof tiles.

Located in the ward of Burnage, which is a predominantly residential ward located approximately 4 miles (6.4 km) south of Manchester city centre. The area is characterised by a mix of early- to mid-20th-century housing, including many semi-detached homes, and is bisected by Kingsway (A34), a major arterial route. The development pattern reflects its suburban nature, with tree-lined streets and a strong sense of community. Burnage offers a range of local amenities including schools, parks, shops, and healthcare facilities. Public transport links are well-established, with regular bus services and nearby rail access via Mauldeth Road and Burnage stations, providing convenient connections to the city centre and beyond.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Consultations & Notification Responses

None Required - There is no statutory requirement to consult third parties including neighbours; views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the operation, use or activity in question, are irrelevant when determining the application.

Legislative Issues

Sections 191 and 192 of the Town and Country Planning Act 1990 provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

- (1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or
- (2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is "the balance of probability" and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less than probable, there is no good reason to refuse the issue of a certificate.

In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose

The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.

In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - *"If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?"* In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

The Application

This application is pursued under subsection (1) of section 192, which provides for an application to determine whether any proposed use or operations would be lawful for planning purposes.

The applicant is seeking a certificate of proposed lawful development for an outbuilding in the rear garden.

A conclusion is provided at the end of the report to confirm whether the proposed works meet the requirements of Part 1, Schedule 2, Class E of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

Permitted development

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Paragraph	Complies
E.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G,M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N/A
E.1 (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes
E.1 (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	Yes
E.1 (d) the building would have more than a single storey;	Yes
E.1 (e) the height of the building, enclosure or container would exceed—	
(i) 4 metres in the case of a building with a dual-pitched roof	No*
* For a detailed explanation, please refer to the Conclusion section at the end of the report.	
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or	No*
* For a detailed explanation, please refer to the Conclusion section at the end of the report.	
(iii) 3 metres in any other case;	N/A
E.1 (f) the height of the eaves of the building would exceed 2.5 metres;	Yes
E.1 (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;	N/A
E.1 (h) it would include the construction or provision of a verandah, balcony or raised platform	No*

* For a detailed explanation, please refer to the Conclusion section at the end of the report.	
E.1 (i) it relates to a dwelling or a microwave antenna;	N/A
E.1 (j) the capacity of the container would exceed 3,500 litres.; or	N/A
E.1 (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	N/A
E.2 In the case of any land within the curtilage of the dwellinghouse which is within— (a)an area of outstanding natural beauty; (b)the Broads; (c)a NationalPark; or (d)a World Heritage Site, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres	N/A
E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	N/A

Interpretation of Class E

E.4 For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

Conclusion

The proposed outbuilding does not comply with conditions E.1(e)(i) and E.1(e)(ii) of Part 1, Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is because the total height and eaves height have not accounted for the 235mm concrete slab on which the structure will be built upon.

According to the government’s technical guidance, the height of a building should be measured from the highest ground level immediately adjacent to the structure to its highest point. When including the slab, the outbuilding reaches a total height of 4.235 metres and an eaves height of 2.735 metres. This is illustrated in Image 1, where the slab is highlighted with a red arrow and circle.

Furthermore, the proposal includes a veranda, which contravenes condition E.1(h). This provision states that development is not permitted if it involves the construction or provision of a veranda,

balcony, or raised platform. Page 29 of the technical guidance (September 2019) defines a veranda as:

“a gallery, platform, or balcony, usually roofed and often partly enclosed, extending along the outside of a building at ground level.”

Image 1 also shows that the “front elevation” nearest to the dwelling includes a roof overhang, described in the ground floor plan as a “covered porch area,” which further supports the presence of a veranda.

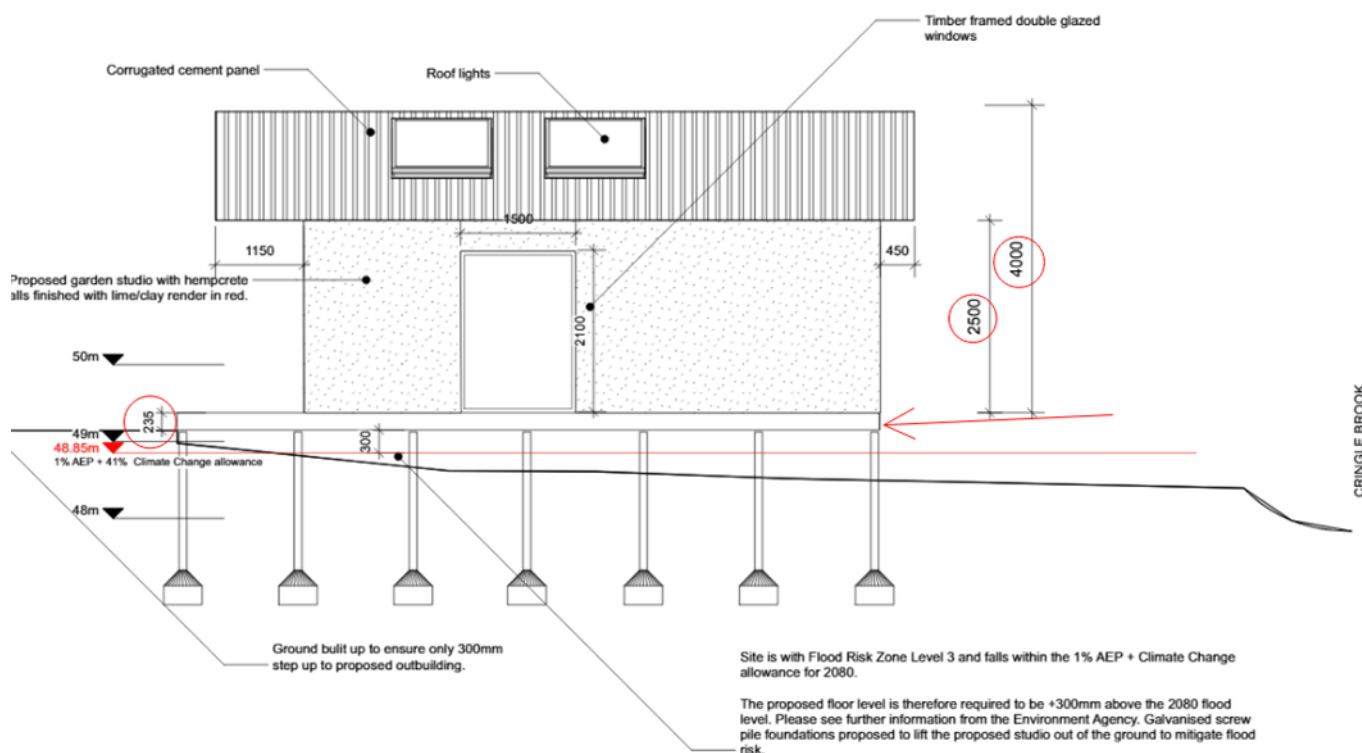


Image 1 Proposed Outbuilding Side Elevation drawing with measurements

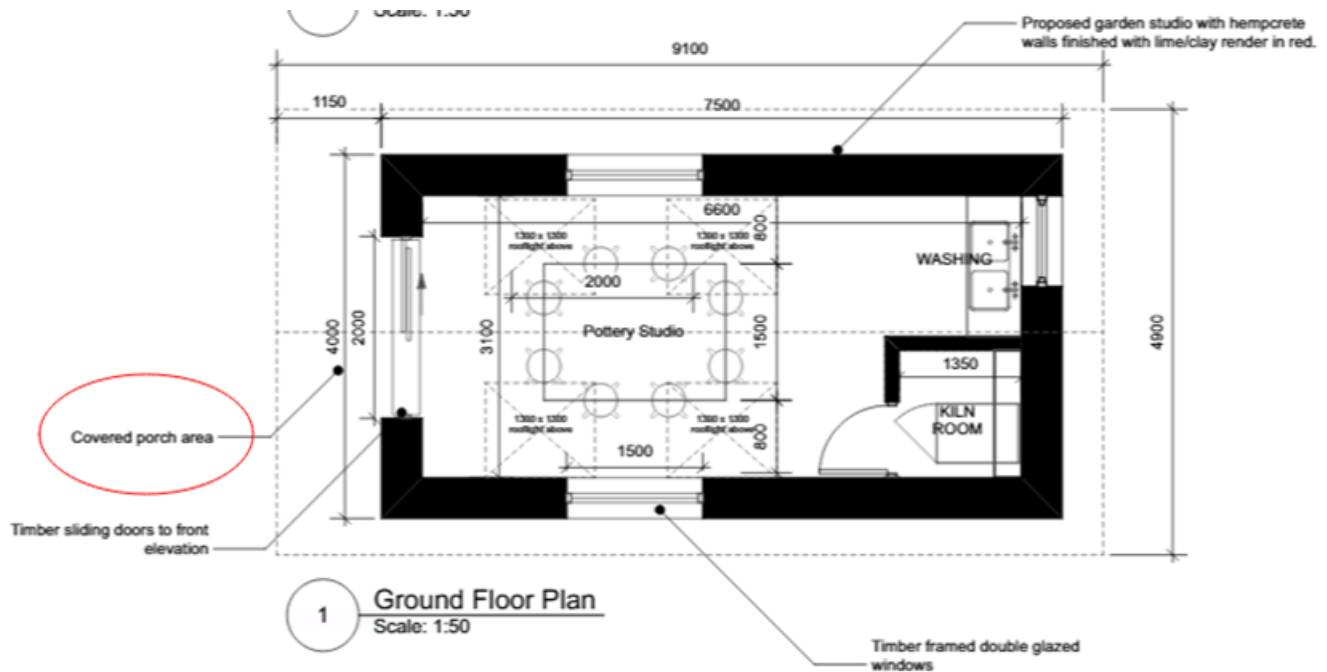


Image 2 Proposed Outbuilding Ground Floor Plan

As demonstrated above, the proposed outbuilding does not meet the requirements under Part 1, Schedule 2, Class E of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), specifically paragraphs E.1(e)(i), E.1(e)(ii) and E.1(h). Therefore, the certificate should be refused based on this assessment.

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: Refuse

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed single-storey outbuilding, as detailed in drawings 092_L12_10, 092_L15_10, 092_L15_11, 092_L15_12, and 092_L11_02, does not constitute permitted development. It fails to comply with the requirements of Part 1, Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), specifically paragraphs E.1(e)(i), E.1(e)(ii), and E.1(h).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Benefitting From Flood Defences -

Area Team Boundary - Name: SOUTH AREA