Your ref:
Our ref: SP/39 OHL/HH
Phone: 07807 136 972
Email:
jim.seymour@seymourplanning.com

Date: 27/6/25

Planning Department
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Householder planning application at 39 Old Hall Lane, Manchester, M13 0TH.

Supporting Statement: Retention of detached outbuilding.

Please find enclosed a Householder Planning Application submission regarding the above proposed development consisting of the following supporting information:

1. Application Forms.
2. Ownership Certificate.
3. Plans/drawings.

The proposal seeks permission for the retention of a recently re-constructed detached outbuilding to the rear of the property. The application is submitted in response to Enforcement Investigation (ref: **ENF/15997/25**).

Background.

There has been a large, detached outbuilding to the rear of this property for many years. This is evidenced on Google Earth (see below images) where the building can clearly be seen back to at least 2000. It is understood the original outbuilding was used by the previous owner as an ancillary outbuilding and workshop used alongside the main dwelling at 39 Old Hall Lane.



Image 1: Outbuilding 2000.



Image 2: Outbuilding 2009.



Image 3: Outbuilding 2022.



Image 4: Outbuilding 2024.

Proposal.

The works that have been undertaken comprise part construction, part refurbishment and part extension of the existing building including adding a new roof, new external cladding and fenestration, internal refurbishments, and a small extension on the eastern elevation. The net result is an outbuilding that is of not significantly greater in size or height than the original but of better quality and appearance. It has no greater impact on neighbours in fact it improves the visual amenities of the area compared to what was there before. Please refer to the picture below that show a visual comparison of the buildings appearance.





Image 5: Original building frontage (top) compared to proposal (bottom).

The building will be used as ancillary accommodation to serve the main dwelling incidental to the enjoyment of the occupants. Most likely uses will be continued as home office, storage space and workshop. The recently erected fence that separated the rear garden of 39 Old Hall Lane from the proposal has now been removed (see accompanying plans) and the property comprises a single large rear garden area.

As can be seen from the plans and photos the proposal does not introduce the ability for new or significantly different visual impacts or overlooking to neighbouring properties than existed previously. In summary the proposal will have no greater impact on neighbours than existed prior to the development taking place. The proposed works are well designed and attractive improving the appearance of the property compared to the original situation.

On this basis it is submitted that the application complies with the development plan and represents sustainable development in accordance with the National Planning Policy Framework.

I trust that the above content and submitted plans/drawings are sufficient to warrant a grant of planning permission, regularise the development and provide a satisfactory conclusion to enforcement enquiry ref: **ENF/15997/25.**

If you require any further information or wish to discuss the proposal, please contact me on the above contact points.

Yours faithfully

Jim Seymour
BA(Hons) BPl MRTPI
SEYMOUR
PLANNING