MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142876/FH/2025
Date registered valid:	14 May 2025
Proposal:	Erection of outbuilding following demolition of existing outbuilding
Address:	26 Kingsway, Manchester, M19 2DD
Ward(s):	Rusholme Ward
Applicant:	Mrs Sabrina Chowdhury
Agent (if any):	Mr Farhan Rama Archirama Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 July 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 May 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 May 2025 Expired: 6 June 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red/brown concrete tile dual pitch roof. The property features grey uPVC-framed windows, including a two-storey rounded bay to the front, a front porch, a paved driveway with no front boundary treatment, a single storey outrigger and conservatory extension to the rear, and a detached outbuilding situated within a spacious rear garden.











Description of area

This portion of Kingsway consists of a dual carriageway featuring a grassed central reservation with semi-detached residential properties situated on opposing sides of the highway. Located within the Rusholme ward of Manchester, close to West Point Gardens, MEA Central, and Fallowfield retail park, the area is predominantly residential in terms of its character and benefits from public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of an outbuilding following the demolition of the existing outbuilding.

Planning history

No previous history.

Consultations & Notification Responses

No representations received from local residents.

Policies

The following policies are considered relevant in the consideration of this application.

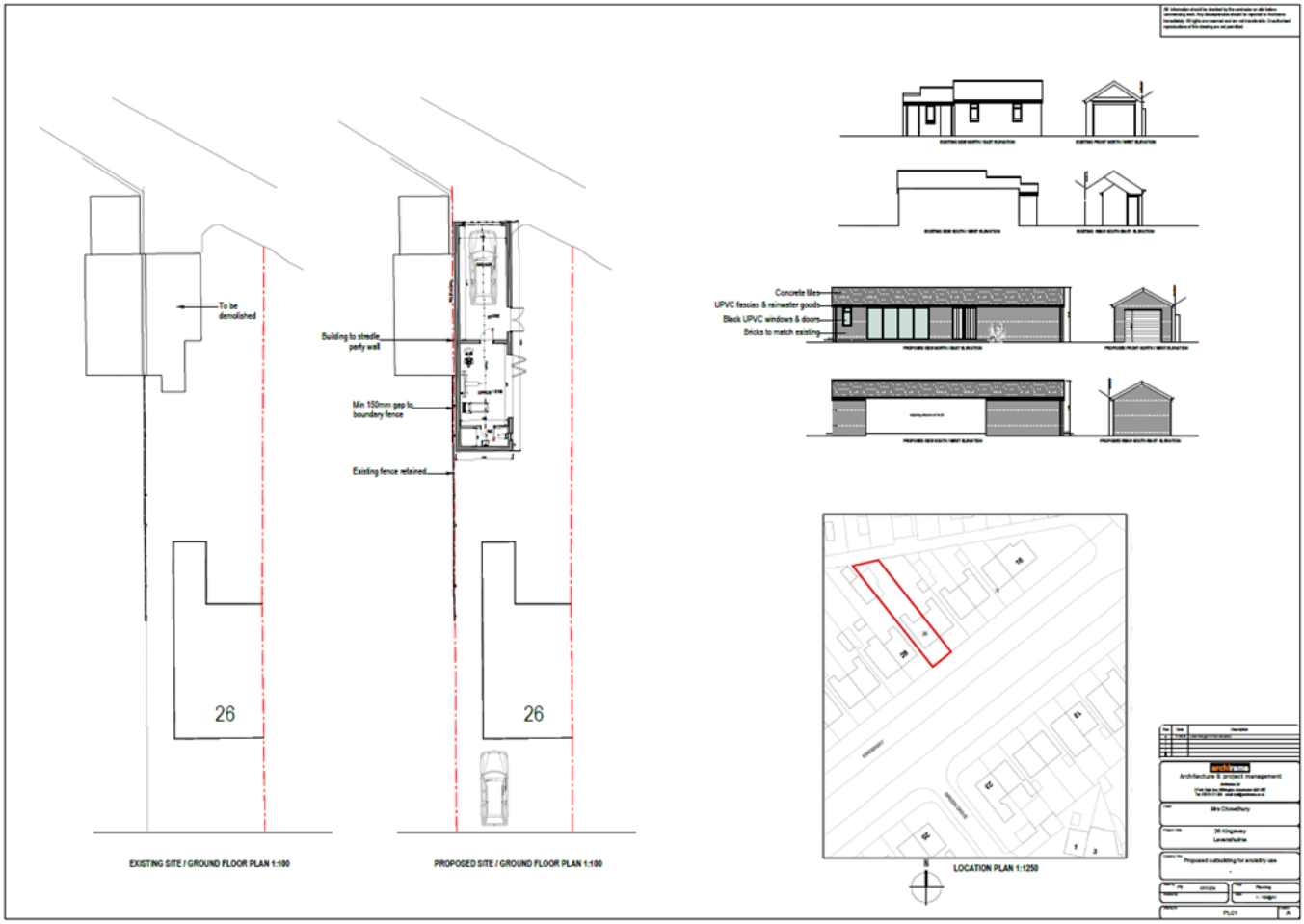
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted amended proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey outbuilding within the rear garden of a residential dwellinghouse (to be used for ancillary purposes to the main dwelling) is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as its intended use.

Siting, scale, and massing – the single storey outbuilding would be situated within the rear garden of the residential dwellinghouse, adjacent to the shared public alleyway, and in replacement of the existing outbuilding present on site. It would measure to 14.5m in length/depth and 3.6m in width with a dual pitch roof height of 3.5m and an eaves height of 2.247m. A gap of 0.245m would be maintained to the boundary shared with No.28 Kingsway (to the southwest) and a gap of 3.812m would be maintained to the boundary shared with No.24 Kingsway (to the northeast).

The overall siting, scale, and massing of the proposal is considered to be acceptable as the footprint of the outbuilding would not exceed that which could be erected under permitted development rights, as it would avoid more than half the area of land around the original dwellinghouse being covered by additions and other buildings and would replace the existing detached outbuilding present on site.

Further to this, as the outbuilding would feature a dual pitch roof with a maximum height of 3.5m, would be sited adjacent to a substantial outbuilding at the neighbouring plot to the southwest, away from the surrounding dwellinghouses, and with a considerable gap of 3.812m maintained to the northeastern plot boundary, it is considered that it would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the side and rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy

Appearance and visual amenity – the submitted application form and plans indicate that the outbuilding would be built of red/brown brickwork, red/brown roof tiles, and black uPVC windows and doors. Its northwestern elevation would feature a roller shutter garage door, facilitating vehicular access into the outbuilding, whilst its northeastern elevation would feature 1no. window, a set of bi-folding doors, and a set of outward-opening doors. Its southeastern elevation would be blank as would its southwestern elevations and both roof slopes.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of detached outbuildings in this locale. Sited at the rear of the property, the proposal would be visible from the shared public alleyway located to the rear of these residential plots, however, its use of traditional materials (i.e., red/brown brickwork and red/brown concrete tiles) should ensure that it does not form a prominent visual feature. Further to this, it would be sited away from the main public footpath and highway along Kingsway and, as such, would not form a key visual feature of the street scene.

The design and appearance of the outbuilding therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework

Residential amenity – given that the outbuilding would be single storey with a maximum roof height of 3.5m, sited northeast of an existing substantial outbuilding at the neighbouring plot, away from the main dwellinghouses themselves, with an adequate gap maintained to No.24 (of 3.812m), it is considered that it would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank southwestern elevation (in proximity to the plot's shared boundary) should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. The windows in its northeastern and southeastern elevations would be sited a sufficient distance away from the shared boundaries to avoid infringing upon the privacy of neighbouring occupiers.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the outbuilding would accommodate parking provisions for 1no. vehicle (accessed via the alleyway to the rear). The site's parking provisions would therefore be improved as a result of the proposal.

Use – the outbuilding would accommodate parking provisions for 1no. vehicle (accessed via the shared alleyway to the rear), a home gym/office, and a shower room. These are secondary uses to the main dwelling, with the submitted plans indicating that the outbuilding would be used for ancillary purposes. This is considered acceptable, avoiding an over-intensification of the use of the application site or an unacceptable increase in comings and goings and has been conditioned accordingly.

Other matters – no elevational alterations proposed.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 polices 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

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

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

2) The development hereby approved shall be carried out in accordance with the following documents:

'Proposed outbuilding for anciallry use', numbered 'PL01 REV A', stamped as received by the City Council as Local Planning Authority on the 11th June 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the outbuilding hereby permitted shall match those specified on the approved drawing labelled ‘Proposed outbuilding for anciallry use’, numbered ‘PL01 REV A’, stamped as received by the City Council as Local Planning Authority on the 11th June 2025.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.26 Kingsway, M19 2DD. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

28 Kingsway, Manchester, M19 2DD
23 Kingsway Avenue, Manchester, M19 2DH
21 Kingsway Avenue, Manchester, M19 2DH
19 Kingsway Avenue, Manchester, M19 2DH
24 Kingsway, Manchester, M19 2DD

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
Area Team Boundary - Name: SOUTH AREA