Studio Charrette

Detached outbuilding in rear garden area (retrospective application)

Planning and Design and Access Statement

Application Site

The site relates to 15 Raja Ahmed Street, Manchester, M40 7RY located within a predominantly residential area. The site is located within an urban location and contains a mixture of dwellinghouses with various outbuildings already visible in the vicinity. The property forms part of a residential development which was constructed and approved during 2018-2020. As part of the original consents for the dwellings permitted development rights for minor alterations, extensions and outbuildings was removed and as a result require planning approval from the Council. It is a red brick property that is a relative new build as part of the Miles Platting Regeneration Area. The property has a small garden area and parking to the frontage, with garden area to the rear. The property faces onto the Rochdale Canal. The pedestrian and vehicular access is taken off Raja Ahmed Street. The area is predominantly residential in nature with the houses being a combination of the existing housing primarily social housing and the new development that is emerging as part of the PFI regeneration throughout the Miles Platting area. The proposal site is one of the new build properties.

The property is not listed or within a conservation area. The application site and the surrounding properties within this row of dwellings are all three storeys in height.

The outbuilding has already been constructed and is only just over the height requirements and tolerances of what would normally constitute permitted development.

Figure 1: Site photos:



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The Proposal

The proposal is seeking retrospective panning consent for a single storey outbuilding as shown in the images above. It is essentially a wooden garden gazebo structure with dual pitched roof, sat on 60x60 concrete slabs (50mm thick) secured by brackets and screws.
The gazebo has grey rectangle slate style shingle, to match the roof of local properties. The gazebo has 6 x 6” wooden posts holding up the structure.

The structure is used for sitting and has a 2m x 2m 13a jacuzzi inside. The power for this is run from an outside IP 13a wall socket at the house, 2.5mm 3 core armoured cable laid under the slabs directly into the jacuzzi. The gazebo structure has no direct power feed itself. All lighting is solar power. The gazebo structure sits next to the left side boundary wall, half way down the garden. From the threshold of the back door to the rear of the garden fence the distance is 16m. From far right to left the width of garden is an average of 6.14m.

The slabbed area of gazebo measures 3m x 4.8m with a leading slab pathway from the house to the gazebo 0.6m wide and 5.1m long. The left side of the patio is an established flower bed housing a marigold tree, 4 varieties of roses, bedding plants and a wisteria trained to grow around the structure of the gazebo over time. The distance from the patio door to the start of the gazebo structure is 8.4m. Additional guttering and water butts have been added to the building to provide grey water and enhance sustainability and surface water run off within

the site. The building is incidental to the enjoyment of the dwelling house, as defined by Class E of the permitted developments guidelines, albeit due to the restrictions on permitted development here and the height, it requires permission.

Planning History

121401/FO/2018- Residential development approved- condition 30 removed all permitted development rights for any outbuildings, extensions or boundary walls.

Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021)
National Planning Practice Guidance

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

- Policy EN19 – Waste

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted by the Council on 20 March 2024 and came into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport

network. Otherwise, new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007: • Chapter 2: Design

Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and

future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is for a retrospective single storey gazebo style detached outbuilding. 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.

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. In the case of this application, the outbuilding which is in the style and design of a gazebo structure is of small scale, height and bulk. It is proportionate to the host dwelling and subservient to it.

In many cases this type of development could be considered permitted development subject to the limitations and conditions set by Part 1, Schedule 2, Class E of the Town and Country (General Permitted Development) (England) Order 2015 (as amended). Unfortunately, in this case due to its location close to the boundary and the removal of permitted development rights for this property it requires planning approval. It should be noted that the above limitations under permitted development would normally be considered the fallback position. The building is not an unexpected feature within a predominantly residential location and is in keeping in terms of its use of materials, its footprint, height and design. Moreover, for the nature of the property as a dwellinghouse, and due to the fact that the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset, it is considered that the nature of this minor development is acceptable.

The development is considered to be acceptable in design terms as it would be broadly informed by the host dwellinghouse in terms of the proposed materials. It would therefore comply with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

There is no increase in the number of bedrooms as a result of this building and no changes to current parking arrangements. Therefore the development does not impact highway safety, parking, and layouts or cause any traffic issues.

The National Planning Policy Framework (2021) paragraph 130 requires that development contributes towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to the local character. Innovation should not be prevented but development should respond and respect the quality of an area whilst providing a high stand of amenities for existing and future users.

In context, to the curtilage of the dwelling, the outbuilding now built do have appropriate size, height and scale. The timber material is familiar to the surroundings. It includes a pitched roof ensuring that the development appears visually cohesive with the host dwelling and surrounding environment. Overall, the scale form and design of the building is in our view considered to be appropriate and in-keeping with the existing dwelling, street scene and wider area.

The building itself is not an unexpected feature within a garden area and is should be viewed in the context and backdrop of the existing dwellings. The existing landscaping and planting has been retained and when this matures it will improve and enhance the garden area and partly obscure any views of this building.

There was a misunderstanding that it did not require the benefit of planning permission. This application seeks to rectify that error.

In terms of residential amenity, the structure is only accessible through the house and rear garden area. It is relatively small in size and scale and does not result in any loss of light, outlook or amenity. The structure is some distance away from any neighbouring windows and would not cause any significant loss of privacy or amenity.

The application proposals comprise a sustainable form of development that is entirely consistent with the policy aims at national and local levels. The benefits of the scheme, therefore, meet the principle in the NPPF to improve the economic, social, and environmental conditions of an area through sustainable development.

In summary, the development constitutes appropriate development in the location and conforms to all applicable planning policies.

Conclusion

Following a review of the applicable policy for this application and all material considerations, it is our professional view that the development is in compliance with all applicable policies above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidelines of the NPFF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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