

RE: NUTBANK HOUSE, NUT BANK LANE, MANCHESTER M9 6BH

PERMITTED DEVELOPMENT APPLICATION: 134703/LP/2022

The attached application is for an ancillary outbuilding which will provide a gym, home cinema and office space. The applicant has 9 members of his family living in the house. The applicant lives with his wife and children in a six bedroom house.

The applicant has his own business and regularly works from home, this in conjunction with study needs of his family, two are currently studying law at university whilst living at home and are taught mainly remotely via teams.

The applicant had a heart attack earlier this year and has been advised by his surgeon that he needs to maintain a healthy lifestyle and exercise regularly. The gym will provide the necessary space for this. Further to the diagnosis of the hereditary heart condition the rest of the family also want to make use of the gym.

The home cinema is a needed additional reception space which will help with the varying of ages of children the applicant has.

The previous application was interpreted that the outbuilding had a veranda, for the avoidance of doubt no veranda, raised platform or balcony is proposed as part of the scheme.

The google maps imagery is out of date and does not show the correct boundary. We can confirm the boundary is as illustrated in our drawings, we would welcome the LPA to carry out a site visit or photographs can be provided if required.

The internal circulation space has now been reduced with each of the uses being contained within separate rooms which provides more practical spaces which can be used independently, and ensure the building is well utilised by the family.

The proposed outbuilding sits subservient to the principal dwelling with the gross internal area being approximately 18% of the principal dwelling, Nutbank House.

The outbuilding will need its own plant room as it is going to run off a separate heating and ventilation system to the house as they are not adjoined and the boiler within the house is already running at full capacity.