

PLANNING SUPPORTING STATEMENT

Proposed Development: 4.0 m x 8.0 m Single-Storey Timber Framed Annex (Ancillary Accommodation)

Site Location: 34 Amherst Road, Manchester M20 4NS

1. Introduction

This Planning Supporting Statement has been prepared to accompany a planning application for the erection of a single-storey timber-framed annex within the rear garden of 34 Amherst Road, Manchester M20 4NS, an existing residential property.

The purpose of this statement is to describe the proposal, explain its need and use, and demonstrate that the development accords with relevant national and local planning policy, including the principles of sustainable development, residential amenity, and quality design.

2. Site and Surroundings

The application site comprises the rear garden of an existing dwellinghouse located within an established residential area. The surrounding context is characterised by domestic properties with private rear gardens.

The proposed annex will be positioned within the rear garden. The site benefits from separation from neighbouring dwellings typical of rear garden environments and is visually screened by existing boundary treatments and garden planting.

3. Description of the Proposed Development

The proposal seeks permission for the construction of a single-storey, flat-roofed, timber-framed annex with a footprint of approximately 4.0 metres by 8.0 metres.

The building will provide:

- Sleeping accommodation
- Shower / bathroom facilities
- Sitting / living space/simple kitchenette

The annex will have no separate access or utilities and primary domestic facilities will remain within the main dwellinghouse, ensuring that the annex functions as ancillary accommodation and not as an independent dwelling.

The annex is intended to provide comfortable and accessible accommodation for an elderly parent, enabling close family support while maintaining an appropriate level of independence.

4. Use and Planning Status (Ancillary Accommodation)

The proposed annex is expressly ancillary to the main dwellinghouse and will be used solely in connection with the occupation of the host property by members of the same household. The annex is intended to accommodate an elderly parent as part of the family unit and is not proposed, designed, or capable of functioning as a separate dwelling.

In particular:

- Though a kitchenette is included all primary domestic facilities, including cooking and dining, will remain within the main dwellinghouse
- The annex will not be sold, let, or occupied separately from the main house
- The annex will not have a separate postal address or curtilage
- Utility services will be shared with the main dwellinghouse

The proposal therefore constitutes ancillary residential accommodation rather than the creation of an independent residential unit, consistent with established planning practice and case law.

5. Design, Appearance, and Materials

The design of the annex is intentionally modest and subservient to the host dwelling, reflecting its ancillary function.

Key design features include:

- Single-storey form with flat roof to minimise visual impact
- Simple rectangular footprint
- High-quality external materials

The building will be externally clad using a Cedral Click cladding system, which provides a contemporary appearance while offering durability and low maintenance. The proposed materials are considered appropriate within a domestic garden setting and will integrate well with the surrounding residential character.

6. Impact on Residential Amenity

The proposed annex has been carefully sited and designed to ensure there is no unacceptable impact on neighbouring residential amenity.

Specifically:

- The single-storey height and flat roof minimise overlooking and overshadowing
- The separation distances typical of rear gardens are maintained
- Window and door openings will be positioned to avoid direct overlooking of neighbouring properties

The development will not result in loss of privacy, overbearing impact, or unacceptable loss of light to neighbouring dwellings.

7. Access and Inclusive Design

The annex is intended to accommodate an elderly occupant and will be designed with accessibility and inclusive design principles in mind.

The building will:

- Be designed to comply with relevant Building Regulations requirements relating to access and use
- Provide level or gently graded access where practicable
- Include appropriately sized doorways and circulation spaces

This approach supports the creation of adaptable accommodation capable of meeting changing mobility needs over time.

8. Sustainability and Building Regulations Compliance

The proposed annex will be constructed in accordance with the current Building Regulations, including requirements relating to:

- Thermal insulation and energy efficiency
- Ventilation
- Fire safety
- Structural performance

Timber frame construction offers a sustainable form of development, and the high-performance building fabric will ensure efficient energy use and occupant comfort.

9. Planning Policy Context

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and promotes sustainable development.

The proposal aligns with the following principles:

Section 12 – Achieving Well-Designed Places

The development represents a modest, well-designed garden structure that integrates appropriately within the residential context.

Section 8 – Promoting Healthy and Safe Communities

The proposal supports the wellbeing of an elderly family member by enabling them to remain close to family care and support.

Paragraphs 124–131

These paragraphs encourage developments that:

- Are visually attractive
- Are sympathetic to local character
- Maintain a high standard of amenity

The proposed annex satisfies these principles through its modest scale, appropriate materials, and residential context.

Greater Manchester Strategic Planning Context

Within the Greater Manchester Spatial Framework / Places for Everyone Plan, policies support:

- Efficient use of existing residential land
- Housing solutions that respond to demographic change
- Development that supports ageing populations

The proposal contributes positively to these objectives by providing flexible accommodation for an elderly relative within an existing residential curtilage, avoiding the need for additional housing land.

Local Planning Considerations

Local planning policies across Greater Manchester boroughs generally support domestic outbuildings and annexes where:

- They are ancillary to the main dwelling
- They do not create a separate planning unit
- They do not harm neighbouring amenity
- They are appropriate in scale and design

The proposed development complies with these principles as:

- The annex is modest in size (32m²)
- It remains within the residential curtilage
- It is clearly subordinate to the main house
- It does not introduce an independent dwelling

10. Conclusion

The proposed garden annex represents a modest and well-considered form of development that will provide accommodation for an elderly relative while remaining fully ancillary to the main dwelling.

The development:

- Maintains the character of the residential garden setting
- Protects neighbouring amenity
- Supports family-based care arrangements
- Complies with the National Planning Policy Framework
- Aligns with Greater Manchester strategic planning objectives

The proposal therefore represents sustainable development and planning permission is respectfully requested.