Planning

Growth & Development

Delegated officer report for planning application

Application no.	143960/FH/2025
Date registered valid:	11 September 2025
Proposal:	Erection of timber clad garden room
Address:	17 Shevington Gardens, Manchester, M23 0BJ
Ward(s):	Northenden Ward
Applicant:	Mr. Giovanni Donadio
Agent (if any):	Mr. Stephen Gale CKA Yorkshire
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28/10/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:
Printed: 22 September 2025 Expired: 13 October 2025

Neighbour notifications
Printed: 22 September 2025 Expired: 13 October 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
The application relates to a semidetached class C3 dwelling on Shevington Gardens in Wythenshawe. The property is finished in red brick with a hipped roof, and features a single storey rear extension.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Shevington Gardens is a residential large cul-de-sac consisting of semidetached and terraced two-storey family dwellings. Wythenshawe Park and Northenden District Centre are in close proximity.

Description of development
The applicant is seeking permission for the

Consultations & Notification Responses
Neighbours, as per appendix 1 – 1no objection received, points raised in objection can be summarised as follows:

- There are trees on the neighbouring property within close proximity to the proposal.
- Disagrees with applicants planning statement regarding the topography of the land because the sloping has been artificially.
- The outbuilding would measure more than 3m above ground level.
- Future privacy fence and rainwater goods may be built over neighbouring land.
- Believes that the outbuilding is going to be used as a separate dwelling 'by stealth'
- Believes the outbuilding (in conjunction with existing outbuildings) would take up more than 50% of the applicant's garden.
- States the construction does not adhere to building regulations.

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

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three 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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle
The submitted application is for the erection of a single storey outbuilding to the rear to provide a garden room/personal gym. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed addition would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed addition is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting Scale and Mass
The proposed outbuilding would be L shaped, measuring 8480mm x 5000mm at its largest, it would have a flat roof but with the sloped topography of the garden the height would measure between 2616mm at its lowest and 3008mm at its tallest. The outbuild would come up to the shared boundary with the garden behind and would be set 2775mm away from the boundary of the garden of the adjoining house.

Although large, the outbuildings height on the boundary would only be 116mm above permitted developments maximum of 2.5m within 2m of the boundary, and the taller height of 3008mm would only be a result of the sloping ground level. It should also be noted that the overall footprint of an outbuilding is not limited within permitted development, only the height.

Overall, the outbuilding is not overly or bulky when taking into account the large garden size. The proposed addition therefore accords with policies SP1 and DM1 of the Manchester Core Strategy.

Residential Amenity
The proposed building is located entirely in the rear corner of the garden, away from the public highway and any neighbouring habitable room windows that would result in any loss of privacy or have an overbearing impact to adjacent occupiers. The outbuilding does come up to the

boundary to the rear – however it is noted that this would result in any excessive overshadowing of used amenity space given the scale of the neighbouring garden.

The outbuilding is intended to be used as a personal office/gym for the residents of the property only. As such, any noise associated with its use would be comparable to typical domestic garden or patio activity and is not considered to give rise to any disturbance in terms of noise.

The proposed outbuilding would feature 4no. windows facing into the garden, with a single obscure glazed window on one side and a obscure glazed window and glazed sliding door on the other side, the rear is to be blank and featureless. The boundary treatment to the side with the adjoining neighbour is a mixture of hedgerow and high-level fences, it is not anticipated the glazed door on the side elevation would result in overlooking or cause privacy concerns. The forward-facing windows will face the applicant house and slightly no.15, however there is a gap of more than 18m between the outbuilding windows and the neighbouring house.

Overall, the proposal is considered to have an acceptable relationship with neighbouring properties and would not result in any undue impact on residential amenity. It therefore accords with policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Visual Amenity
The proposed outbuilding is to be finished in horizontal timber cladding with a flat GRP roof and uPVC windows and doors. The proposal would be located within the rear garden, largely obscured from view from the public highway and therefore not contributing to the street scene. It is not considered to be visually dominant, only marginally larger than permitted development as a result of the sloping garden.

The design and appearance of the proposed rear outbuilding accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as the impact upon visual amenity is considered to be minor.

Flood Risk
Whilst not in a flood zone, the site does sit within an area of surface water (middle). It was considered to be disproportionate to condition further ground drainage plans.

Conclusion
Given the above issues, it is considered that the proposed single-storey outbuilding is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. 3-year time limit:
The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. *Drawing – Plans as Proposed, M-0433, REV A, SHT 003 – received 11 September 2025*

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials used in the external surfaces of the development hereby approved shall be those as specified on approved drawing 'Plans as Proposed, M-0433, REV A, SHT 003'.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. Obscure Glazing

The windows in both side elevations of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

102 Wythenshawe Road, Manchester, M23 0PA
104 Wythenshawe Road, Manchester, M23 0PA
100 Wythenshawe Road, Manchester, M23 0PA
19 Shevington Gardens, Manchester, M23 0BJ
15 Shevington Gardens, Manchester, M23 0BJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA