



RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

RETENTION OF OUTBUILDING

AT

1A KINGSTONE GROVE

MANCHESTER

DESIGN AND ACCESS

MARCH 2026

The outbuilding was originally granted planning permission and has been constructed in accordance with that approval in principle. While some internal and external modifications have been made particularly to the original ramshackle garage, these changes represent a clear and substantial improvement in both design quality and functionality. The alterations have enhanced the overall appearance of the garage and together, ensured improved its integration with the main dwelling and surrounding setting.

The original garage had a second kitchen and the waste pipe from the can be seen below the kitchen window below. There is no living room as the occupants spend the daytime with the main family in the house.

Importantly, the outbuilding remains ancillary to the main house and is not used as a separate or independent dwelling. Despite containing facilities such as bedrooms, a kitchen, and bathroom areas, its use is strictly limited to members of the same family. It functions as an extension of the main household, providing flexible living space to meet the needs of a modern family arrangement, such as accommodating relatives, guests, or multi-generational living.

There is no subdivision of the planning unit, no separate access or curtilage, and no intention for independent occupation, sale, or rental. The use of the outbuilding is

therefore incidental and subordinate to the primary residential use of the main dwelling.

Furthermore, the improvements made have not resulted in any material harm to neighbouring amenity, nor have they introduced adverse impacts in terms of overlooking, privacy, scale, or character. On the contrary, the refined design contributes positively to the site and aligns with the overarching objectives of good design and sustainable use of residential land.

In light of the above, it is respectfully submitted that the outbuilding, as modified, remains compliant with the spirit of the original permission and continues to serve an ancillary residential function. The changes made are beneficial and should be viewed favourably.

Accordingly, the retention of the outbuilding in its current form is justified and should be supported.

Appendices (photographs)



Above : completed outbuilding



Front section of garage (storage)



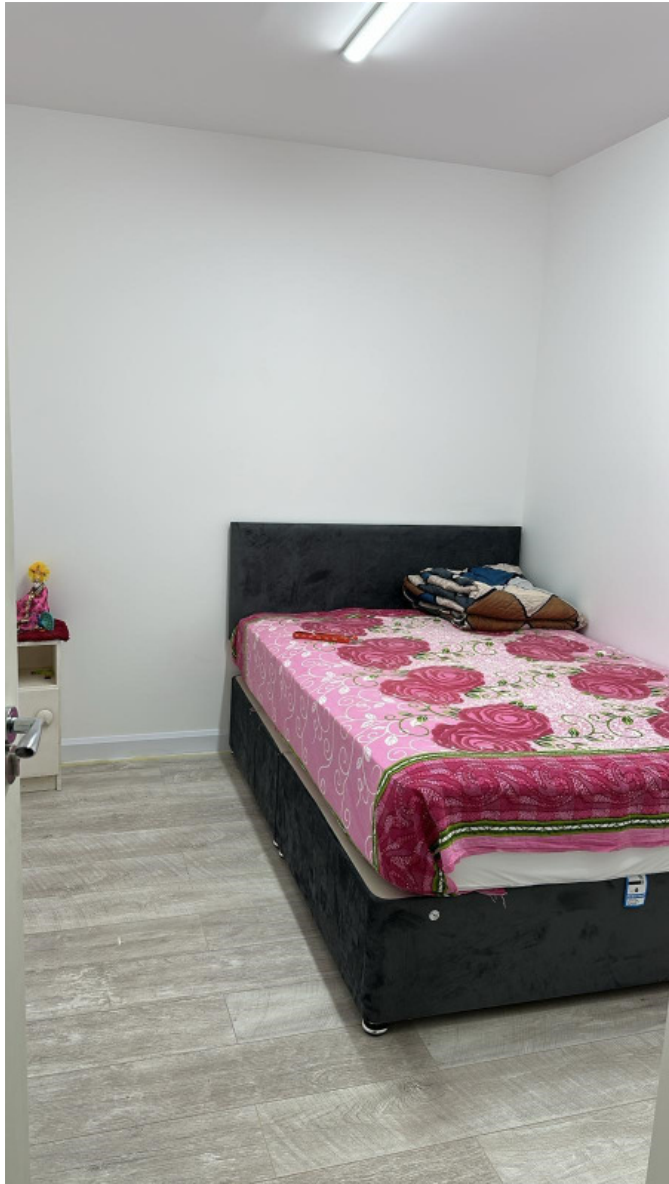
Bathroom



Above : kitchen



Bedroom 1



Bedroom 2



Above original garage used as second kitchen – note waterpipes to gully from sink below window

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