

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144556/FH/2025
Date registered valid: 22 January 2026
Proposal: Retrospective application for the erection of a domestic outbuilding
Address: 8 Lichfield Drive, Manchester, M8 0QF
Ward(s): Crumpsall Ward

Applicant: Adeel Rehman
Agent (if any): Mr Aaron Basi, Planning-By-Design
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 30 January 2026 Expired: 20 February 2026

Neighbour notifications

Printed: 5 February 2026 Expired: 26 February 2026

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application, for retrospective planning permission, relates to an end terraced (quasi-semi) residential property in a mostly residential area. A Metrolink line lies adjacent to the rear (South-West) boundary of the site.

The property has previously been extended by virtue of the following planning permission: 086451/FH/2008/N1 - Single storey rear extension and part two-storey part single storey gable end extension - Approved 2 October 2008

An outbuilding has now been erected, in the rear garden area. The outbuilding has a large footprint of 57 square metres, with dimensions of 4.8 metres x 12 metres and although it is essentially single storey, it has a height of 2.35 metres to the roof eaves and 4.8 metres to the roof apex.

It is indicated that the building is an incidental use of the main house, for fitness, leisure and homeworking, with an office space, gym area, WC/shower and kitchenette shown.

It is constructed in red brick with a concrete tiled roof with rooflights.

The structure lies entirely on land within the applicant's ownership, although the site boundary has been extended onto land owned by Metrolink, so the space between the structure and the rear (South-West) boundary of the site is outside the applicants ownership.

Consultations & Notification Responses

Local residents - Objections have been received, from 2 residents of Lichfield Drive, who both occupy the same property, for the following reasons:

- During the building works the whole cul-de-sac had to endure constant noise, during day and night times, blocked driveway, dust and disruption. Retrospectively putting in for planning permission is against the whole process and they should have sought permission before starting on the build. Approving this now sets a precedent for others to do the same.
- The current house already has a larger than average wrap around extension, which no other house has.
- There is ample room in the current house and the reasons for the extra accommodation are not justifiable.
- The structure will definitely be able to be used as living accommodation as it has a kitchen, shower and room for sleeping etc.
- The reasons they have used for the building are also questionable as many people have to work from home or have disabled family members and they aren't allowed to extend their homes or change them to accommodate them.
- This could easily also be used to be let out as a rental or other holiday accommodation and would then cause lots of extra traffic in and out of the drive, which is busy enough with nearly every home having one or more cars parked outside daily.
- If this sort of extra building is allowed then other property owners will start to do the same.

Two letters of support have also been received from the residents of the two properties that lie on either side of the application site.

Transport for Greater Manchester - Make the following comments:

Note that the site edged red encroaches onto Metrolink land. The line of the building appears to be approximately on the true boundary line with the doors opening beyond this into Metrolink Land.

A formal letter was sent to the Applicant in March last year with a number of options, one of which was to relocate their fence back to the original boundary line and another was to engage with TfGM Estates to discuss the potential for a garden tenancy. The applicant has not engaged and has not removed the fence from their land.

Whilst it is acknowledged that the applicant has amended his application to confirm that not all the land they are occupying is in their ownership Metrolink object to the application until such time that a tenancy agreement or similar has been entered into with TfGM.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

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;

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

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

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Draft National Planning Policy Framework - On 16th December 2025 the government has published a consultation National Planning Policy Framework.

Of relevance to this application, the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Decisions on development proposals should apply a presumption in favour of sustainable development.
- In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: Be located where a genuine choice of sustainable transport modes exists,
- Substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence.
- Design quality should be considered throughout the evolution, assessment and delivery of development proposals.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H3 relates to housing in North Manchester and states that, over the lifetime of the Core Strategy, North Manchester will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.

- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Point 10.9 relates to external space and states that all residents should enjoy useable private amenity space wherever they choose to live in the City. All new developments should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area. Simply this means the provision of gardens that perform well as multi-functional space. Gardens are valuable within any development by contributing the following:

- A safe play area for children
- Additional storage outside the house
- The provision of outside drying area for clothes which additionally assists the environmental sustainability of a development
- Space in which to relax which helps the overall sense of well-being
- An increased amount of planting which enhances the quality of the natural environment
- The space to provide home grown food which benefits the health of the local community.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-C8: Transport Requirements of New Development

JP-P1: Sustainable Places

Principle of development/intended use - It is considered that the erection of an outbuilding to form additional living/working/recreational space, associated with the main house, is acceptable in principle, dependent upon assessment of the scale of the proposal and how the structure is used.

Site layout - Whilst the structure has a large footprint, at 57 square metres, the property benefits from a large rear garden and significant amenity space, to the side of the property, so approximately 240 square metres of amenity space would remain, which is considered to be sufficient to meet the needs of the household, including retaining existing car parking and bin storage arrangements. (This does not include the additional strip of land which is owned by Metrolink).

Scale/Visual Impact of works - The structure is positioned at the rear of the site and is only visible when approaching the front of the site. It is a large structure, and, at 4.8 metres, its ridge

height is higher than what would normally be seen for a single storey outbuilding. However, the structure is positioned at the rear of the site and is 20-25 metres from the windows of the nearest residential properties, which also have large garden areas. In addition, the occupiers of the two immediately adjacent properties have indicated their support for the scheme. In terms of the physical appearance of the structure, this is considered to be compatible with its surroundings. Accordingly, it is not considered that the structure has a harmful visual impact upon the locality or the occupiers of adjoining properties.

Residential amenity - Some of the objectors concerns relate to the building of the extension and issues caused at that time, and to the fact that the structure was built before obtaining planning permission. Whilst this is not ideal, and prevented any potential control, during the construction process, the scheme now has to be fairly addressed on its merits. In terms of comings and goings, this is a building for use by the existing household, so there should be no increase in activity at the site, and the structure is far enough away, from adjoining properties, that there should be no noise disturbance from its use. In relation to concerns about how the structure is used, these are addressed below.

Boundary treatment/overlooking - The site is surrounded by boundary fencing approximately 2.1 metres high, or slightly higher along the common boundary with no. 5 Blanwood Drive. The top of the fencing is therefore approximately the same height as the top of the windows, and just below eaves level of the outbuilding. As a single storey building, with this surrounding boundary treatment, there are therefore no issues of overlooking of surrounding garden areas.

Use of Structure - With a footprint of 57 square metres, the structure is large enough to be used as a small living unit, but the indicated uses are incidental to the use of the main property including a gym area and workspace. Conditions are proposed that would prevent it being used as an independent living unit, or for short term lets, in the future.

Permitted development rights for outbuildings - Whilst this development requires planning permission, there is a permitted development allowance for outbuildings, which would be a fall back position, if planning permission were refused (Class E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended). In this case the outbuilding meets permitted development allowances in terms of building footprint and eaves height, although the height to the apex, at 4.8 metres, is higher than the 4 metre allowance. In this case, given the position of the building on site, and relationship with adjoining properties, it is not considered that the height of the outbuilding has a detrimental impact upon surrounding occupiers.

Land ownership - It is acknowledged that part of the site lies outside the applicants control, but the building does not lie on this part of the site, and a correct certificate of ownership has been provided, with confirmation that notice has been served on the landowners. This is therefore a matter for the applicants to address with TfGM, and the application needs to be determined based on the merits of the scheme.

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 policies 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 / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, including making contact, during the application process. In particular discussions took place in relation to the nature of the occupation of the building and land ownership queries.

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site location plan

Drawings numbered L(20)010 rev P03 and L(2)100 rev P03

Planning by Design Planning Statement dated 12 November 2025

All stamped as received by the City Council, as Local Planning Authority, on 18 November 2025

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The authorised outbuilding shall only be used as ancillary accommodation for use in conjunction with the occupation of 8 Lichfield Drive, Manchester M8 0QF as a dwellinghouse (Class C3), with a layout as shown on drawing numbered L(2)100 rev P03, stamped as received by the City Council, as Local Planning Authority, on 18 November 2025, and shall not be used at any time as a separate or independent dwellinghouse.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The building hereby approved shall only be used in conjunction with the occupation of 8 Lichfield Drive, Manchester M8 0QF and shall not be used as a serviced property or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth.

Reason - To safeguard the character of the area and to prevent any adverse impact upon the occupiers of adjoining residential properties, due to an intensification of the use of the property pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester
Transport For Greater Manchester

7 Blanwood Drive, Manchester, M8 0QN
5 Blanwood Drive, Manchester, M8 0QN
10 Lichfield Drive, Manchester, M8 0QF
6 Lichfield Drive, Manchester, M8 0QF
4 Lichfield Drive, Manchester, M8 0QF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA