

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144310/FO/2025

Date registered valid: 20 October 2025

Proposal: Partial Retrospective for outbuilding and raised decked area used for business purposes (Class Sui Generis) together with domestic shed for storage and alterations to existing fenceline, including new fencelines erected within the property boundary and proposed alterations to the front boundary and dropped kerb for off road parking access.

Address: 18 Broughville Drive, Manchester, M20 5WH

Ward(s): Didsbury East Ward

Applicant: Mr Tony Parker

Agent (if any): Mrs Robyne Marsden, Plans 2 Extend Ltd

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 15 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 21 November 2025

Standard consultations:

Printed: 31 October 2025 Expired: 21 November 2025

Neighbour notifications

Printed: 31 October 2025 Expired: 21 November 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/area

The application property comprises a two-storey semi-detached dwelling with front garden area, driveway to the side and enclosed rear garden. The site gently slopes upwards towards the rear boundary line.

At the time of the site visit, 21 November 2025, retrospective development was evident in the form of additional fencing along the northern side shared boundary, two detached timber structures; 1.no storage shed and 1.no outbuilding sited atop of a raised platform constructed from composite boarding.

The surrounding area is predominantly residential, comprising semi-detached dwellinghouses of similar character and scale. Albeit there are a number of side extensions evident within the immediate street scene.



Figure 1: Front elevation of the application property and retrospective development to the side/rear.



Figure 2: Photograph of retrospective development; raised platform, shed, outbuilding, additional boundary treatment to northern side boundary and within the site curtilage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the retention of a retrospective detached outbuilding and raised decked area used for business purposes (Class Sui Generis) – following demolition of a garage, together with domestic shed for storage and alterations to existing fenceline, including new fencelines erected within the property boundary and proposed alterations to the front boundary and dropped kerb for off road parking access.

The submitted application form makes reference to 'business purposes', on 26/11/2025 the agent was notified by email that the LPA consider Dog Grooming to constitute as a Sui Generis use class. The description of development has therefore been amended from that referred to on the originally submitted application form to better reflect the proposed operation.

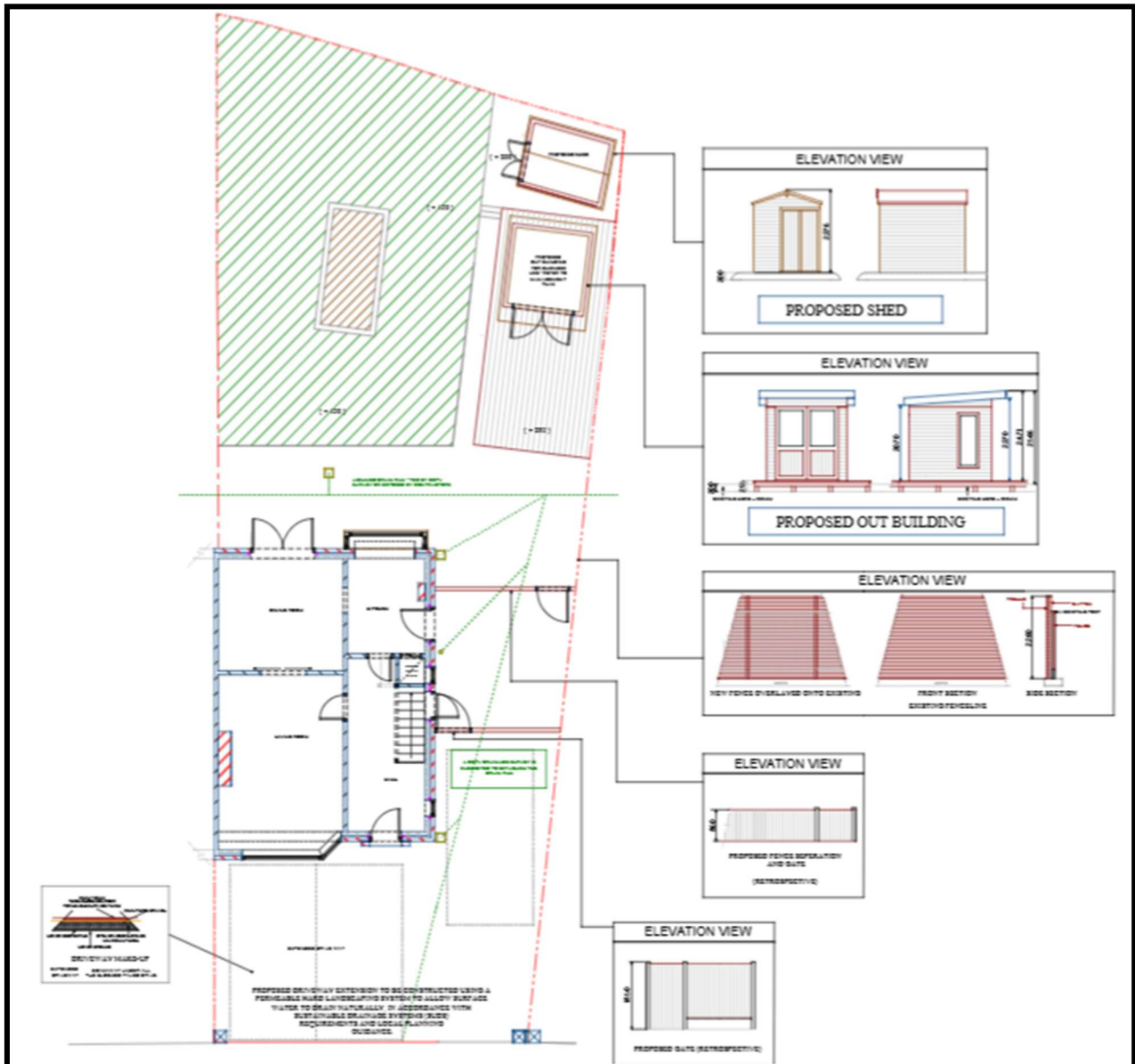


Figure 3: Proposed site plan and elevations (as built)

Extensions & Alterations

The outbuilding (as built) measures approx. 2.77m in total height (when measured from the actual ground floor level), 2.26m wide and 2.3m in length. It is of simple design with a low pitch roof, 1.no double-leaf glazed entrance doors at the front of the building and 1.no vertical window to the southern facing side elevation. The outbuilding is of timber construction with a felt roof. The outbuilding is sited approx. 610mm away from the shared boundary with no.16 Broughville

Drive (NE). This element requires planning permission as it would exceed 2.5m in total height adjacent to the boundary, when measure from ground level not the raised platform.

The outbuilding is sited atop of a raised platform constructed from a light-coloured composite material, which measures approx. 295mm in height, 6.5m in length and 3.26m wide. This element does not require planning consent given its height which does not exceed 300mm, therefore would constitute permitted development.

Additional boundary treatment has been erected approx. 7.2m along the shared boundary with no.16 Broughville Drive, in the form of approx. 410mm high additional fencing atop the existing 1.8m close boarded timber fence. The design comprises timber horizontal battens (to applicant's side) and timber trellising (to neighbour's side) with an opaque tarpaulin screen positioned in between. The cumulative height of boundary treatment (approx. 2.26m) along this boundary would exceed 2m in total height, therefore requires planning permission.

The submitted drawings demonstrate that the storage shed (as built) would not exceed 2.5m in total height, therefore does not require planning consent, as such would constitute permitted development. Moreover, the proposed alterations to the front of the site would comprise permeable hard landscaping system and front boundary removal to form an extended driveway, which would neither require planning consent.

Proposed use

The appended management plan and supplementary information provided via email dated 28/11/2025 from the agent, outlines the business as being a sole trader with the applicant carrying out the dog grooming. The statement and email affirm proposed business operations would comprise a 'pre-booked' 'one-dog-at-a-time basis,' with 'up to 4 appointments per weekday, and 3–4 appointments on weekends, depending on whether appointments are full grooms or shorter services. Appointments generally last between 1 and 2 hours. Some shorter sessions (e.g., bath and dry or nails only) may take up to 1 hour'. It goes on to state 'A minimum 30-minute gap will be maintained between all appointments.'

The statement affirms 'the business will operate between the hours of 9:00 a.m. and 5:00 p.m. Monday to Friday, and 10:00 a.m. to 3:00 p.m. on Saturdays. It will remain closed on Sundays and Bank Holidays'.

The waste management would comprise 'all grooming waste [to be] stored internally within the domestic shed until collected by a licensed private waste contractor'.

In terms of noise mitigation and ventilation, the statement details that 'all grooming activities will be contained within the existing uninsulated outbuilding, with equipment and scheduling practices used to minimise disturbance to prevent sound escape. Professional low-decibel dryers and quiet grooming equipment will be used to minimise noise. Dog barking will be managed by careful scheduling and client communication, and muzzling if necessary'.

The 2 no parking bays proposed as allocated for the dog grooming business would be located to the front of the application property as shown in figure 3. Clients would park their vehicles, unload the dog to be groomed and use the external side gate as indicated in figure 3, to allow access to the dog grooming outbuilding. And vice versa for the collection of any dog.

The residential dwelling would remain in residential C3 use and unchanged.

Consultations & Notification Responses

Local responses

Two letters of representation were received from a local residents raising the following concerns:

These are material planning considerations which will be addressed in the appraisal.

- Cumulative structures impact daylight and wind
- Overlooking
- Noise and odour impact – barking/grooming activities
- Increased comings and goings to the site
- Out of character in residential area
- Has sound insulation been adopted?
- Waste disposal
- Impact upon local traffic network

These matters raised below are not material planning considerations.

- Impact on property values

Consultee responses

Highway Services – No objections.

Environmental Health – No objections.

Relevant Planning History

At the application site –

144315/LP/2025 – Erection of a single storey rear extension following demolition of existing rear bay window. Refused 24.12.2025.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
T 1 – Sustainable Transport (partially superseded by PfE)
T 2 – Accessible areas of opportunity and need
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential extensions) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – 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 visually 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.

Issues

Principle of development:

The proposal is for a new business for dog grooming to be carried out in an outbuilding in the domestic rear garden off Broughville Drive, East Didsbury. Whilst the applicant has applied for a Class E(ciii) use, the local planning authority considers the proposed operations to constitute as a Sui Generis use class and will be assessed as such. The planning unit would therefore be mixed use with the dwellinghouse remaining as a dwelling (C3 use) and the dog grooming business (Sui Generis use) in the outbuilding/shed.

In principle, the proposal is not considered acceptable given that the proposed dog grooming business (Sui Generis use) is considered to constitute a material business operation within a domestic setting. Further harm is identified through the proposed siting, scale and design of the retrospective-built development, in close proximity to neighbouring properties and gardens. The main issues of the proposal include the impact on the character of the area and on neighbouring amenities.

Design and impact on visual amenity and the streetscene:

The proposal entails the retrospective erection of a detached outbuilding (for dog grooming purposes), raised platform, detached shed (for storage and waste disposal), additional boundary treatment to the rear and proposed alterations to the site frontage to create two off-street parking spaces (for customers).

It has been noted that the submitted plans do not contain all four elevations of the retrospective shed and outbuilding.

The outbuilding, shed, raised platform and additional fencing has been located immediately adjacent to and along the northeastern shared boundary with no. 16 Broughville Drive. The applicant's rear garden is surrounded to all three aspects by residential dwellings; therefore, the development would be visible to the neighbouring properties on either flank.

From the wider public view, the retrospective development can be partially viewed from the highway, Broughville Drive, as shown in figure 1.

Given the elevated position of the outbuilding sited upon the raised platform, the applicant has erected additional boundary treatment along the NE shared boundary in order 'to maintain privacy for neighbours, particularly those to the side and rear of the property'. The additional boundary treatment measures approx. 7.2m in length and 410mm high positioned atop of the existing 1.8m close boarded timber fence. This inclusion of additional boundary treatment therefore demonstrates an ad hoc response to mitigate the elevated position of the outbuilding, which may otherwise create overlooking impacts upon no.16 without this additional screening. The design comprises timber horizontal battens (to the applicant's side) and timber trellising (to the neighbour's side – no.16) with an opaque tarpaulin screen positioned in between. This plethora of materials is considered to give rise to a discordant visual appearance when viewed from neighbouring gardens and the highway (front).

As such, the outbuilding sited upon the raised platform and the additional boundary treatment along the shared NE boundary when considered cumulatively, is considered to give rise to undue visual amenity impacts upon the neighbouring property no.16, in terms of their scale, siting and materiality. The proposal is therefore considered contrary to policies SP1 and DM1 of the Core Strategy and guidance contained within the NPPF.

Impact on residential amenity:

The NPPF (2024) paragraph 198 states 'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;'.

Policy DM1 of the core strategy directs '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, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.'

The nearest and most affected neighbours are no.s 14 & 16 Broughville Drive to the north, no.7 & 9 Broughville Drive diagonally opposite, no.20 Broughville Drive to the south, no.s 493-495 Parrs Wood Road to the north east and the donor dwelling 18 Broughville Drive.

Impacts on No.s 14, 16 & 20 – The proposed outbuilding is located directly adjacent to the side boundary of the semi-detached dwelling no.16 Broughville Drive, in the former location of a detached garage. As such, from the outlook of these closest neighbours there would be oblique views of the outbuilding for Dog Grooming from first floor windows.

Customer access would be along the existing driveway to the side of the application property, which now features gated accesses to the rear garden and detached outbuilding. This is

adjacent to the extended side elevation of the adjacent neighbouring property no16 Broughville Drive.

With specific regard to no.16, it is considered that the cumulative impact of the elevated outbuilding and additional opaque boundary treatment erected to mitigate any potential overlooking (caused by the elevated structure), has instead created an over dominant, overshadowing and oppressive undue impacts upon the amenity of these neighbouring occupiers, which cannot be supported in principle.

It is considered that no.s 14, 16 & 20 would experience significant noise and disturbance from the associated activity of the proposed Dog Grooming business, dogs barking, comings and goings of patrons (drop off & collection), by virtue of their closest proximity to the outbuilding and parking bays. As such, the resultant noise emanating from the application site would erode the amenity resulting in detrimental impacts upon these neighbours.

Impacts on No.s 7 & 9 – from the outlook of these neighbouring properties, comings and goings of patrons with their dogs would be easily perceptible given that these properties lie SE and directly opposite the application property and the proposed parking bays to be used.

Impacts on No.s 493-495 Parrs Wood Road – these properties lie to the NE at an elevated ground level, sharing their rear boundaries with the application site. It is noted that these properties afford mature hedging along their rear boundaries which sufficiently screens the retrospective development from views taken from these gardens. However, given the proximity to the development, it is considered that these neighbouring properties would experience noise disturbances from the dog grooming business, in the form of associated activity and dogs barking.

Impact on the donor property - 18 Broughville Drive. It is accepted that the entire planning unit would be used by the owner of the property for the purposes of this application. However, if the property was ever sold or rented or if a different dog groomer operated from the outbuilding who did not live at no.18 Broughville Drive, the use would have potential to cause harm to the amenities of the occupiers of this property.

Hours of operation

Although the proposed operating hours are limited to avoid early morning and evening periods, and may be shorter than many full-time business operations, harm to living conditions can still nonetheless occur.

Noise – Insulation & Ventilation

During the application lifetime, additional information was sought regarding the sound insulation of the outbuilding, given that the management statement referred to an 'existing uninsulated outbuilding'. The agent stated 'No insulation works are currently proposed because:

- Grooming equipment is quiet and suitable for domestic-scale use,
- Noise levels are expected to be very low, and
- All activity occurs during daytime hours only.

However, the applicant is fully willing to install acoustic measures should the LPA consider them beneficial.' Whilst the LPA duly note the applicant's cooperation, in absence of any acoustic measures or technical noise impact assessment, concerns remain with regard to potential adverse impacts that the proposed business would have, being in such close proximity to neighbouring properties and in a restricted space where activity associated with the business could take place in the open air. Moreover, whilst appropriate implementation and testing of measures could in principle be secured by means of a suitably worded planning condition.

Whilst this might be sufficient to account for dog grooming and ventilation equipment, the submitted evidence does not demonstrate that these measures would mitigate harm to neighbouring living conditions arising from the more impulsive and unpredictable noise characteristics of dog barking.

It was apparent from the site visit that the locality was a predominantly residential neighbourhood which afforded a relatively low ambient noise environment. The subject garden and neighbouring gardens comprised enclosed, well managed lawned private amenity spaces.

The outbuilding (as built) comprises a timber frame structure and rubber bond roof with a single side window and double-leaf front door. Despite these openings being shut during grooming, ventilation would be required, especially in warmer months. No air conditioning has been proposed; therefore, natural ventilation would be relied upon in this instance. Given these factors it is the view of the LPA that the proposal would result in unacceptable level of noise and disturbance to adjacent neighbours.

Noise - Dogs

Given the relatively low ambient noise level of the residential area, Broughville Drive, it is anticipated that impulsive and potentially loud noises arising from the Dog Grooming Business proposal, such as dogs barking, would be less easy to ignore or tolerate by neighbouring occupiers. It is acknowledged that there are no industry published assessment document or criteria specifically for noise from barking dogs. This may reflect the fact that such noise is impulsive and unpredictable.

It is accepted that noise characteristics of a residential area may often include dogs barking. It is also acknowledged that parking for customers will be provided to the front of the application site within close proximity to the gate and proposed outbuilding, to minimise travel time from their cars. However, despite best endeavours, dogs taken in for grooming would in some cases be stressed, agitated or otherwise energised. This would inevitably lead to unpredictable barking and noise generation, including outside of the proposed outbuilding.

Whilst the agent has specified that 'a minimum 30-minute gap will be maintained between all appointments' and 'management would be through a strict booking system with clear instructions to customers to ensure: No overlap of customers or dogs,'. This single-dog policy does not address potential disturbance of dogs to be kept as pets within nearby dwellings, application property or their disturbance of dogs to be groomed, which would also create further unwanted noise. The management statement affirms 'Dog barking will be managed by careful scheduling and client communication, and muzzling if necessary', however this cannot be fully guaranteed by the applicant.

Given the siting of the outbuilding near to the immediate neighbouring boundaries and elevations of No.s 14, 16 & 20 Broughville Drive, it would likely expose the occupiers to noise characteristics of a greater intensity than what would reasonably be expected within a residential setting.

Therefore, for the reasons above, the proposed development would result in harm to the residential amenity of neighbouring properties and not be in accordance with policies SP1 and DM1 of the Core Strategy, saved UDP policy DC26 and guidance contained within the NPPF.

Impact on Highway Safety:

The proposed development would increase off-street parking provision within the site from one to three, by creation of 2.no new spaces to the site frontage. MCC highway services were

consulted and raised no objections, as such the proposal is considered acceptable in this regard.

Waste:

The proposed development would propose 'all grooming waste is stored internally within the domestic shed until collected by a licensed private waste contractor. Environmental Health were consulted and raised no objections, as such the proposal is considered acceptable in this regard.

Conclusion:

For the reasons detailed above, the planning balance assessment concludes that the proposal is not in accordance with the development plan. The proposed design, siting and scale of development alongside the resultant noise and disturbance from patrons and their dogs, plus the general noise of comings and goings would give rise to harmful impacts upon neighbouring residential occupants, contrary to policies DM1 and SP1 of the Core Strategy and saved UDP policy DC26.

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: Refuse

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns cannot be overcome by the submission

of a revised proposal. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

- 1) The operation of Dog Grooming Business (Use Class Sui Generis) within the detached outbuilding at 18 Broughville Drive would form an incongruent use in this location. The introduction of the Dog Grooming Business would constitute as a material business operation and would alter the character of the existing domestic setting. The level of noise and disturbance generated by the Proposed Dog Grooming Business, from the general comings and goings, including noise from the arrivals of patrons and their pets and associated equipment would create undue impacts to the detriment of neighbouring residential occupiers. The proposal is therefore contrary to the provisions of policies SP1 and DM1 of the Manchester Core Strategy (2012).
- 2) Due to its siting in the back garden of the application property in close proximity to shared boundaries with adjoining neighbours, also its design, materials and height - as an outbuilding sited upon an elevated platform with 400mm additional boundary treatment in the form of fencing, tarpaulin sheeting and trellising installed adjacent to be used as opaque screening, it is considered that the retrospective proposal has an unacceptable impact upon the visual and residential amenities of neighbouring occupiers contrary to core strategy policies DM1 and SP1 and saved UDP policy DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

493 Parrs Wood Road, Manchester, M20 5QG
22 Broughville Drive, Manchester, M20 5WH
14 Broughville Drive, Manchester, M20 5WH
11 Broughville Drive, Manchester, M20 5WH
20 Broughville Drive, Manchester, M20 5WH
497 Parrs Wood Road, Manchester, M20 5QG
495 Parrs Wood Road, Manchester, M20 5QG
491 Parrs Wood Road, Manchester, M20 5QG
489 Parrs Wood Road, Manchester, M20 5QG
9 Broughville Drive, Manchester, M20 5WH
7 Broughville Drive, Manchester, M20 5WH
16 Broughville Drive, Manchester, M20 5WH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA