

Supporting Statement

For

**Self contained Granny Annexe
(for family members)**

at

1 Old Hall Lane, Manchester

On Behalf of

Mr M shikhshabevok

1. Introduction & Proposal

This planning statement is submitted in support of a Householder Planning Application for the erection of a two-storey self-contained granny annexe within the rear garden at 1 Old Hall Lane, Middleton. The annexe will be constructed with a rendered and timber finish and a mono-pitch roof to reduce overall height and visual impact. The annexe is designed to provide ancillary accommodation for family members and care support, whilst maintaining privacy and independence. The annexe will not be visible from the main road and is sited to minimise any overlooking of neighbouring properties.

2. Planning Policy Context – Local Considerations

Under Manchester's approach to residential householder development, proposals such as annexes are assessed against principles that ensure they are in keeping with the character and amenity of the area and are subservient to the host dwelling. Local guidance on permitted development and householder extensions confirms that additional accommodation, particularly where self-contained, usually requires planning permission due to its potential impact and the need to ensure appropriate use within a single planning unit.

Although Manchester City Council does not have a specific SPD solely for granny annexes, supplementary planning documents and guidance (e.g., *Guide to Development in Manchester*) remain material considerations. They encourage design that is sympathetic in scale, appearance and impact on neighbouring amenity.

3. National Planning Policy Framework (NPPF)

The *National Planning Policy Framework* sets out the national planning policies for England and is a material consideration in decision-making. It attaches great importance to achieving sustainable development and requires planning decisions to be made in accordance with the development plan unless other material considerations indicate otherwise.

Relevant principles of the NPPF include:

- **Sustainable development:** The presumption in favour of sustainable development should be seen as a “golden thread” running through decision-taking, supporting proposals that are in keeping with local character and meet identified needs.
- **Decision-making:** Applications should be determined in accordance with the development plan and the framework taken as a whole, recognising the importance of quality design and the efficient use of land.

4. Justification for the Proposal

The proposed annexe is required to provide purpose-built accommodation for elderly family members who need care and supervision while maintaining independence. This family need for close, supportive living arrangements is a recognised material consideration in planning decisions for ancillary residential development.

Design and scale:

The annexe's design, with rendered and timber cladding and a low mono-pitch roof, ensures it remains visually subordinate to the main house and minimises impact on the streetscape and neighbouring properties. Its siting means it cannot be viewed from the main road. Materials have been selected to complement the surrounding built environment and the character of the host property.

Use and operation:

The annexe will be ancillary to 1 Old Hall Lane and will share access, parking, and external amenity space with the main dwelling. Conditions can be agreed to ensure it remains in family use only and not sold or let separately, consistent with planning practice for similar annexes.

5. Summary

This proposal respects local residential design principles and accords with national policy in the NPPF that supports sustainable development that is well-designed, respects local character, and meets a clearly justified need for ancillary family accommodation. Given its scale, design, and lack of visual harm or overlooking impacts, the proposal should be supported