Planning Statement – Clarification and Scope of Proposed Householder Development

18 Broughville Drive, East Didsbury, Manchester M20 5WH

1. Purpose of this application

This application seeks householder planning permission for domestic development only, comprising:

- two single-storey domestic extensions,
- two domestic outbuildings,
- alterations to boundary treatments and fenceline heights, and
- associated domestic works incidental to the enjoyment of the dwellinghouse.

The proposal relates solely to the lawful C3 residential use of the property.
No business, commercial, or non-residential use is proposed or intended.

The submitted drawings explicitly confirm that the proposed outbuildings are for domestic purposes only and will remain ancillary and incidental to the enjoyment of the main dwellinghouse. Their scale, height and siting have been carefully considered to ensure they remain subordinate to the host property and do not result in unacceptable enclosure or harm to neighbouring residential amenity. The proposed boundary treatments are intended solely to provide privacy and security for the dwelling and are not designed to create visual enclosure or screen activity.

2. Relationship to the previously refused application

The applicant acknowledges that planning permission was recently refused under application ref. 144310/FO/2025, which related to a proposed dog grooming business (Use Class Sui Generis) and associated works.

That proposal has been formally abandoned and is not being appealed.

The current application is entirely separate in purpose, scope, and planning consideration and should be assessed independently of the refused scheme. No element of the current proposal is intended to facilitate or enable any commercial activity.

3. Nature of the domestic proposals

The extensions and outbuildings shown on the submitted drawings are:

- domestic in scale and appearance,
- subordinate to the host dwelling,
- intended for normal residential purposes such as storage, family use, and garden-related activities,
- not designed or used as independent accommodation, and
- not proposed for any form of employment, business, or commercial operation.

The outbuildings are typical of domestic garden structures found within the surrounding residential area and remain functionally and visually ancillary to the dwelling.

4. Permitted development position and retrospective elements

The applicant recognises that:

- certain elements of the extensions, outbuildings, and boundary treatments exceed permitted development limitations, and
- some works are therefore submitted retrospectively.

This situation has arisen because of incorrect advice provided by a supplier and builder, who advised that the works fell within permitted development tolerances. This advice has since been understood to be inaccurate.

Once the applicant became aware that planning permission was required, they acted promptly to regularise the position through this application.

It is respectfully noted that, in planning terms, the retrospective nature of an application is not a determining factor, and the development should be assessed on its planning merits in accordance with policy.

5. Outbuildings and fenceline – willingness to engage

The applicant is aware that aspects of the outbuildings and boundary treatments were previously referenced in the refusal decision.

In the context of this domestic-only application, the applicant expressly wishes to state that:

- the outbuildings are intended solely for residential use,
- the boundary and fenceline treatments are intended to provide privacy and security for the dwelling, and

- there is no intention to create visual dominance, enclosure, or harm to neighbouring amenity.

Should the Local Planning Authority identify any specific concerns in relation to:

- height,
- siting,
- materials,
- design,
- relationship to neighbouring boundaries, or
- visual or residential amenity,

the applicant welcomes constructive engagement and is willing to consider reasonable amendments or conditions to ensure the development is acceptable.

6. Planning assessment approach requested

The applicant respectfully requests that the Local Planning Authority:

- assess the proposal solely as a domestic householder development,
- give appropriate weight to the abandonment of the previously refused business use,
- consider the proposals in the context of their residential surroundings, and
- engage with the applicant should any elements be considered capable of improvement rather than being unacceptable in principle.

7. Conclusion

This application represents a genuine attempt to regularise and progress a wholly domestic scheme following the decision not to pursue any commercial activity at the site.

The applicant has acted transparently, acknowledges where permitted development limits have been exceeded, and is keen to work collaboratively with the Local Planning Authority to secure an acceptable outcome.

It is therefore respectfully requested that planning permission be granted, or alternatively that dialogue is entered into to address any remaining concerns.