

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144534/FH/2025

Date registered valid: 29 November 2025

Proposal: Retention and use of existing single-storey timber-clad outbuilding at the rear of the garden as an ancillary residential annexe to the main dwelling

Address: 271 Ryebank Road, Manchester, M21 9LZ

Ward(s): Chorlton Ward

Applicant: Mr Mohammad Aslam

Agent (if any): Mr Bilal Raja

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16th January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 December 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 December 2025 Expired: 2 January 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

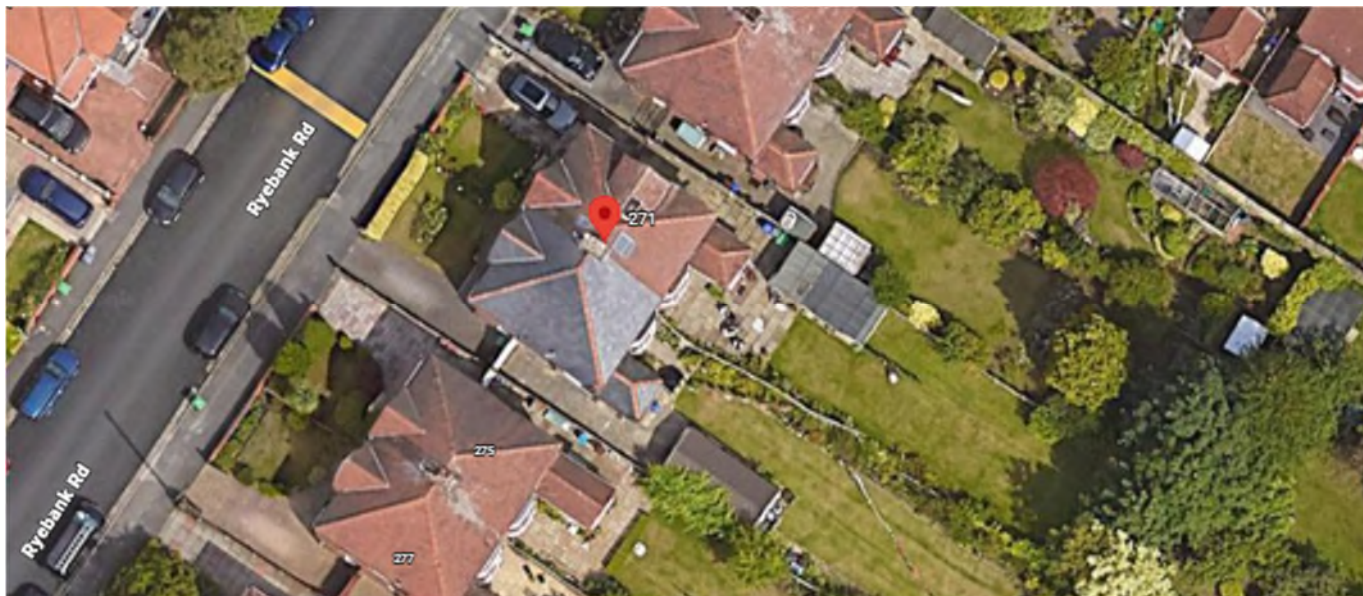
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of red brick with a red tile hipped roof. The property features white uPVC framed windows, including a two-storey bay and first floor bay to the front and a two-storey bay to the rear, a paved front driveway and modest front garden bordered by a mid-level brick wall with brick piers, a side-facing dormer, a single storey rear outrigger, and a detached garage situated within a spacious rear garden.

Ryebank Road is a residential street situated within the Chorlton ward of Manchester, close to Edge Lane (A5145), Turn Moss Playing Fields, and Wilbraham Road (A6010). The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.





Description of development

The applicant is seeking planning permission for the “Retention and use of existing single-storey timber-clad outbuilding at the rear of the garden as an ancillary residential annexe to the main dwelling”.

Planning history

No previous history.

Consultations & Notification Responses

Local residents – no representations received.

Cadent Gas initially issued a holding objection in response to the application due to the proposal's siting in proximity to a gas asset. However, following review of the proposal, their holding objection was lifted. An informative note has been attached.

Health and Safety Executive indicated that the proposed development site does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline, therefore, at present HSE does not need to be consulted on any developments on this site.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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.

- Policy JP-P1 – Sustainable Places

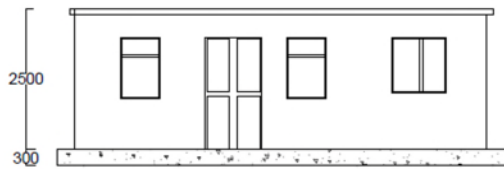
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

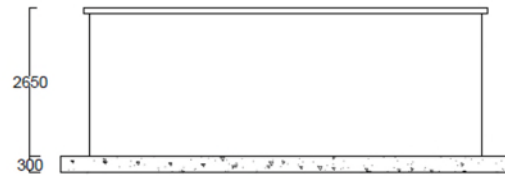
Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

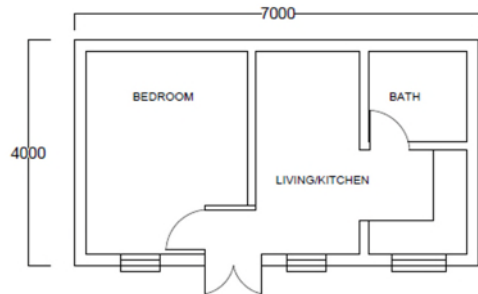
- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN

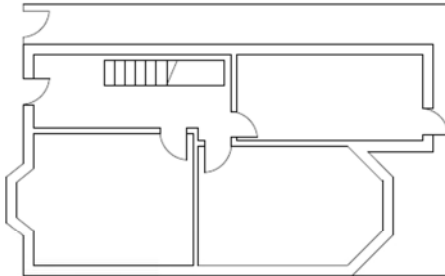


RHS ELEVATION

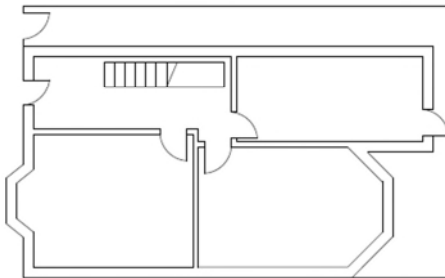


LHS ELEVATION

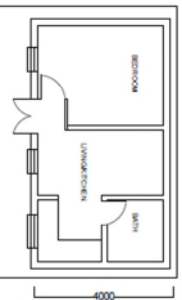
Submitted proposed plans and elevations



EXISTING GROUND FLOOR PLAN



Raised platform approx. 300mm above existing ground level.
No changes to surrounding garden ground levels.
No excavation beyond annex footprint.



PROPOSED GROUND FLOOR PLAN

Submitted proposed site layout plan

Issues

Principle – the principle of the proposal, to erect a single storey outbuilding to provide ancillary accommodation for an existing dwellinghouse, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Siting, scale, and massing – the outbuilding would be sited at the southeastern end of the property's rear garden. The submitted plans/elevations indicate that the outbuilding would measure to 4m in length, 7m in width, with a pitched roof height of 2.65m and an eaves height of 2.5m. It would be sited atop a raised platform measuring to 0.3m in height. A gap of 0.15m would be maintained to the plot's northern/northeastern shared boundary, a gap of 0.2m would be maintained to the plot's rear boundary, and a gap of 0.27m would be maintained to the plot's southern/southwestern boundary.

The overall siting, scale, and massing of the proposal is considered to be acceptable as its footprint would not exceed that which could be erected under permitted development rights, as it would avoid more than half the area of land around the original dwellinghouse being covered by additions and other buildings. Therefore, though the proposed outbuilding would represent a relatively sizeable addition within the rear garden, it is considered acceptable in these circumstances on account of the permitted development fallback position.

Further to this, as the outbuilding would feature a pitched roof with a height of 2.65m (with a total height of 2.95m when considered together with the 0.3m-high raised platform), positioned a considerable distance away from neighbouring dwellinghouses, with adequate gaps maintained to the plot's shared boundaries (ranging from 0.15m to 0.27m), it is considered that it would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

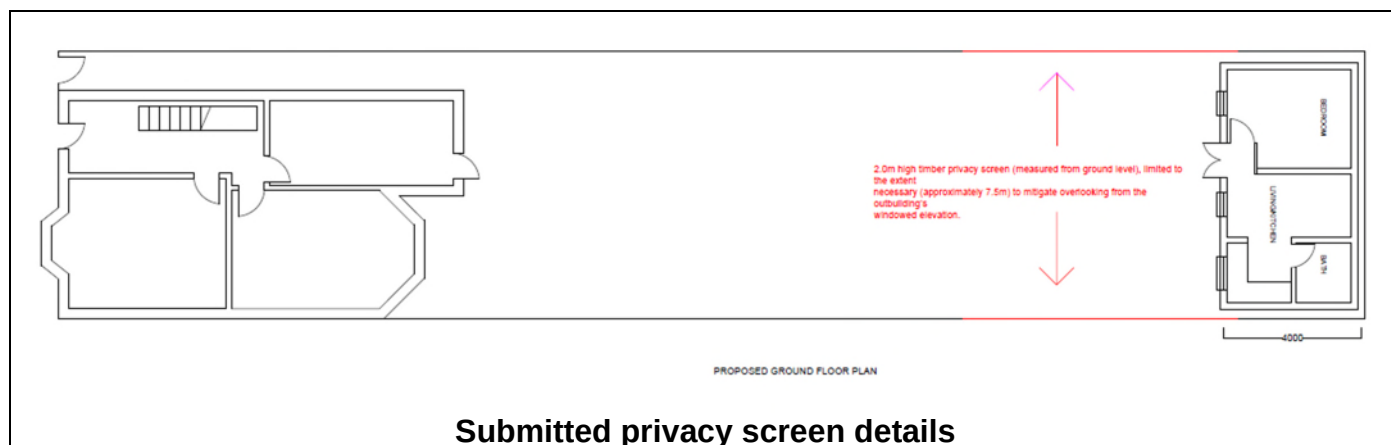
Appearance and visual amenity – the details provided on the submitted application form indicate that the proposal would consist of a timber-framed construction with chipboard sheathing and contemporary grey cladding panels. The outbuilding would feature a slightly pitched roof with a weatherproof felt / EPDM membrane finish for drainage and a grey powder-coated aluminium or treated timber trim/fascia. It would feature dark grey uPVC framed windows and doors. Its northwest elevation, facing the existing dwellinghouse, would feature 3no. windows and 1no. set of doors. All other elevations would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of detached outbuildings in this locale. Sited at the rear of the property, away from the public footpath and highway, the proposal would not be highly visible within the street scene and public realm. The outbuilding would utilise materials that differ from the appearance of the existing dwellinghouse, however, this is considered acceptable in these circumstances as matching materials are not required for outbuildings erected under permitted development rights. It would therefore be unreasonable to request the materials of the outbuilding to match those of the existing dwellinghouse.

Residential amenity - given that the outbuilding would be single storey with a pitched roof height of 2.65m and an overall height of 2.95m, sited at the southeastern end of the rear garden away from neighbouring dwellinghouses, with adequate gaps maintained to the plot's shared boundaries (ranging from 0.15m to 0.27m), it is considered that it would not cause issues associated with overshadowing, loss of light, unacceptable levels of noise or disturbance, or loss of outlook, nor should it introduce an overbearing presence into the area.

Moreover, its blank northern/northeastern, eastern/southeastern, and southern/southwestern elevations (in proximity to the plot's shared boundaries) should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Given that the application site currently features mid to low level boundary treatment to its northern and southern side boundaries, details of 2m-high timber privacy screens have been provided. These would run along the plot's northern and southern boundaries in proximity to the outbuilding, measuring to 7.5m in length. These details seek to ensure that the windows and doors in the outbuilding's western/northwestern elevation (facing the existing dwellinghouse) do not result in an unacceptable loss of privacy or give rise to significant issues of overlooking for neighbouring occupiers.



Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Use – the submitted application form and plans indicate that the outbuilding would accommodate a bedroom, living/kitchen area, and bathroom to be used as an ancillary residential annexe to the main dwelling. Given that the use of the outbuilding would remain ancillary to the existing dwellinghouse, it is considered that the proposal would avoid leading to an over-intensification in the use of the application site or an unacceptable increase in comings and goings. Its ancillary use has been conditioned accordingly.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

Proposed site plan as shown on the drawing titled 'DETAILED PROPOSED SITE PLAN (AS BUILT – REAR GARDEN)', received by the City Council as Local Planning Authority on the 7th January 2026.

Proposed plan and elevations as shown on the drawing titled 'Proposed Annexe Elevations', received by the City Council as Local Planning Authority on the 7th January 2026.

Proposed plan as shown on the drawing titled 'Existing & Proposed Annexe Plans', received by the City Council as Local Planning Authority on the 7th January 2026.

Privacy screens details as shown on the drawing titled 'Existing & Proposed Annexe Plans. Privacy screen', received by the City Council as Local Planning Authority on the 15th January 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

- Walls: Timber-framed construction with chipboard sheathing and contemporary grey cladding panels
- Roof: Slightly pitched roof with weatherproof felt / EPDM membrane
- Windows: Dark grey uPVC double-glazed windows
- Doors: Dark grey uPVC double-glazed door
- Fascia/trims: Powder-coated aluminium or treated timber trims in grey finish

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Use:

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No. 271 Ryebank Road, Manchester, M21 9LZ. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

5) Privacy screens:

The privacy screens as shown on the drawing titled 'Existing & Proposed Annexe Plans. Privacy screen', received by the City Council as Local Planning Authority on the 15th January 2026, shall be installed prior to the first use of the development hereby approved and shall be retained whilst the development is in use.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

274 Ryebank Road, Manchester, M21 9LJ
272 Ryebank Road, Manchester, M21 9LJ
9 Barway Road, Manchester, M21 9JZ
7 Barway Road, Manchester, M21 9JZ
5 Barway Road, Manchester, M21 9JZ
11 Barway Road, Manchester, M21 9JZ
273 Ryebank Road, Manchester, M21 9LZ
269 Ryebank Road, Manchester, M21 9LZ

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