

**Retrospective Planning Design & Access Statement – Retention of Two Storey Rear
Extension & Associated Alterations**

57 Kenyon Lane

Manchester

M40 9JG

November 2025

Contents

- 1. Introduction**
 - 1.1 Purpose of the Application
 - 1.2 Description of Development
 - 1.3 Retrospective Application Background
- 2. Site and Surrounding Context**
 - 2.1 Location and Setting
 - 2.2 Relationship with Adjoining Properties
 - 2.3 Existing Street Scene and Rear Alley Context
- 3. Heritage Considerations**
- 4. Proposed Development**
 - 4.1 Summary of Works
 - 4.2 Rear Two-Storey Extension
 - 4.3 Upper Floor Residential Reconfiguration
 - 4.4 New Independent Residential Entrance
- 5. Design, Access and Movement**
 - 5.1 Design Intent
 - 5.2 Layout and Use
 - 5.3 Access Improvements
 - 5.4 Appearance and Materials
- 6. Planning History**
- 7. Planning Policy Compliance**
 - 7.1 National Planning Policy Framework (NPPF)
 - 7.2 Manchester Core Strategy Policies
 - 7.3 Supplementary Planning Documents
 - 7.4 Policy Summary
- 8. Compliance with Relevant Policies**
 - 8.1 Rear Extension Policy Compliance
 - 8.2 Residential Unit Policy Compliance
 - 8.3 Access and Internal Modifications
- 9. Purpose, Need and Planning Balance**
 - 9.1 Functional Need
 - 9.2 Cumulative Impact
 - 9.3 Planning Balance Summary
- 10. Technical Considerations**
 - 10.1 Transport and Highway Impact

- 10.2 Land Contamination
- 10.3 Flood Risk & Drainage
- 10.4 Design, Scale and External Appearance
- 10.5 Amenity & Natural Light Assessment
- 10.6 Noise Impact
- 10.7 Future Occupant Impact Assessment
- 10.8 Fire Safety & Building Regulations
- 10.9 Sustainability & Environmental Considerations
- 10.10 Bin & Cycle Storage Strategy

11. Biodiversity and Landscaping

12. Retrospective Justification

13. Conclusion

1.0 Introduction

This Planning, design and access statement has been prepared in support of a retrospective full planning application at 57 Kenyon Lane, Manchester M40 9JG. The application seeks permission to regularise and complete a two-storey rear extension to an existing mixed-use property, together with associated access and internal layout improvement.

The proposal seeks approval for:

- Retention of the two-storey rear extension providing additional floor space to both the commercial and residential elements.
- Creation of a new independent front entrance proving safe and private access to the upper floor accommodation.
- Reconfiguration of the first-floor layout to create a single self-contained two-bedroom residential unit above the commercial premises, with its own private kitchen, living room and bathroom.
- Associated works necessary to complete the development, including integration of materials to remain sympathetic to the existing terrace.

The property comprises a **ground floor commercial unit** (currently operating as a restaurant, proposed to become an **off-licence shop, (use Class E(a))** and **upper floor residential accommodation (Use Class3)**.

The works have been undertaken to improve safety, functionality and long-term viability for both users, following recognition earlier alterations required formal consent.

This document sets out:

- The planning and physical context of the site
- The background to the retrospective works
- The design rationale and technical considerations
- Configuration of how the proposal accords with relevant national and local planning policy.
- This statement should be read alongside the submitted drawings, existing and proposed plans, and supporting documentation.

Detailed analysis of policy compliance is provided in **Section 9.0 (Compliance with Relevant Planning Policies and Guidance)**.

2.0 Retrospective Application Background

Section 73A of the **Town and Country Planning Act 1990 (as amended)** allows for planning applications to be made retrospectively for development that has already been carried out. This application has been submitted on the basis, seeking **The Local Planning Authority** approval for works undertaken at **57 Kenyon Lane Manchester, M40 9JG**

Some elements of the development – including the construction of the rear extension and the formation of one internal room – have been completed. However, further works were paused upon recognising the need for formal planning approval. Once permission is granted, the applicant intends to **complete the remaining modification** to both the **upper residential floor** and the **ground floor commercial space** in full compliance with approved plans and relevant building regulations.

The proposal includes:

- The retention of a **two-storey rear extension** to the ground floor commercial unit.
- The modification of the first floor into a single, self-contained **two -bedroom residential unit** above the commercial premises, with a private kitchen, living room and bathroom facilities.
- **The construction of a new independent staircase at the front of the property**, providing private access to the upper floor residential accommodation.
- **Associated building works** reasonably necessary to enable the development, including structural alterations and the integration of the materials to retain sympathetic to the host building and surrounding terrace.

The works undertaken to date were carried out in **good faith** to improve the functionality and appearance of the building. Upon identifying the requirement for formal planning consent, the applicant **voluntary paused further** works to ensure that the development proceeds in full accordance with planning and building control requirements.

This application therefore seeks to **regularise the completed works** and obtain consent for the **remaining elements**, supporting the efficient and sustainable use of this established mixed-use property in accordance with both **National and Local Planning Policy**.

2.1 Description of Development

Existing (Pre Development)

Before construction, the rear of the property at **57 Kenyon Lane** consisted of a small, enclosed Garden space measuring approximately **3.896 metres in depth and 4.642 metres in width**.

The garden was bounded by solid brick walls on both sides and opened onto a self-contained rear alleyway used for waste collection and servicing. Due to the height and proximity of neighbouring extensions, the garden received very limited daylight and offered minimal amenity or ecological value.

As – Built rear Extension (Retrospective works)

A **two-storey rear extension** has been constructed over the former garden area, providing additional floor space for both the commercial and residential elements of the building.

- **Extension Dimensions: Approximately 3.896 metres (depth) x 4.642 metres (width)**
- **Area of Extension: 18.08 m²**
- **Overall Dimensions of the property: 17m (Depth) x 4.642 m(Width)**
- **Overall area of the Property's Ground Coverage: 78.9m²**
- **Ground floor height of Extension: 2.58 metres** Floor to ceiling
- **Intermediate floor thickness: 0.26 m**
- **First Floor height: 2.59 m** Floor to ceiling
- **Total Overall Height of extension: 5.82 m** (from rear pavement ground level to top of extension roof)

Use and Function:

- The **ground Floor extension** provides improved service and storage facilities for the commercial unit.
- The **first-floor** forms part of the reconfigured residential accommodation, creating an **additional bedroom** to complete a two-bedroom self-contained **Flat (Use Class C3)**.

The reconfigured first floor residential accommodation provides a total internal floor area of approximately **61.7 sqm, which exceeds the Nationally Described Space Standard (NDSS)** minimum requirement of 61 sqm for a two-bedroom, two-person dwelling, ensuring the flat meets recognised national expectations for internal space and amenity.

Materials and Design:

The extension has been constructed in concrete blocks and finished with matching redbrick with a flat roof, maintaining continuity with the existing terrace. Openings have been designed to align with the host buildings fenestration to ensure visual harmony.

Site Context:

This Form and scale of rear projection is **consistent with adjoining properties**, many of which have similar extensions to the full depth of their former yard spaces. The addition remains **subordinate** to the host building, is not viable from the main street, and does not alter the overall massing or roofline when views from the public realm.

3.0 Site + Surrounding Context

The application site is located at **57 Kenyon Lane**, within an established **mixed-use terrace** in **North Manchester**. The property follows the traditional pattern of the street, with a **ground floor commercial unit fronting directly onto Kenyon Lane, with residential accommodation above**.

Figure 1: Site Location image showing redline boundary at 57 Kenyon Lane (Source: Google Earth)



Prior to the commencement of works, the rear of the property comprised a **small, enclosed garden area** serving the ground floor commercial premises. This space was typical of other properties along this section of Kenyon Lane, many of which have since been **extended at ground floor level to support commercial operations**.

To the **left and right**, neighbouring properties are **established food businesses**, each incorporating **single and double storey rear extensions** to accommodate storage, preparation area, or ancillary facilities. This has created a consistent pattern of incremental development along the rear of the terrace, reflecting the operational need of local high street uses.

To the **far end of the terrace**, the character transitions towards **purely residential dwellings**, forming part of the surrounding neighbourhood housing area. The application site therefore lies within the **mixed-use section** of Kenyon Lane, where small scale commercial premises within residential accommodation above are the prevailing typology.

Following the initial phase of works, the **ground floor garden area was replaced with a two-storey rear extension**, providing improved space for the commercial unit below and enabling residential accommodation above. **The upper floor** continues to function as residential use, consistent with the long-standing mixed character of the building and terrace.

The site benefits from the following planning and locational characteristics:

- It is **not within a designated Conservation Area**.
- The building is **not listed** and has **no heritage designations**.
- The site lies within **Flood Zone 1**, meaning it is at **low risk of fluvial flooding**.
- The area is **well served by public transport**, with bus stops nearby and pedestrian links to local services.
- **On-street parking is limited**; the site's sustainable location reduces reliance on private car use.

To the rear, the property includes an **enclosed service yard**, consistent with the established pattern of development along the terrace. The scale and siting of the new **extension mirror the footprint and massing of neighbouring rear extensions**, ensuring that the as built form integrates harmoniously with its setting.

Neighbouring properties to both the **north and south** are similar in **height, form and use**, incorporating comparable service yards and rear projections. The **modest scale** and **recessed siting** of the new extension ensure there is no **adverse impact on neighbouring amenity**, including outlook, privacy and overshadowing.

In summary, **57 Kenyon Lane** forms part of a **typical Manchester mixed use terrace**, where rear extensions serving ground floor commercial activity with residential use above are an established feature. The as built and proposed works **sit comfortably within this context**, maintaining the **character and rhythm** of the terrace while contributing positively to the **efficient and sustainable use of the property**.

The **proposed independent staircase to the front elevation** will provide **direct private access to the upper to the upper residential accommodation**. its **modest scale, sympathetic materials, and simple form** will ensure that it integrates visually with the existing frontage and does not detract from the surrounding streetscape. This element has been carefully designed to enhance functionality and safety while maintaining the **architectural character** of the property and the terrace as a whole.

Figure 2: Street scene of Kenyon Lane showing the existing building of 57 Kenyon Lane



Figure 2

Figure 3 + 4: Back of property of Kenyon Lane



Figure 3



Figure 4

3.1 Relationship with adjoining properties

The following photographs demonstrates the physical relationship between the application property and the adjoining properties to the north and south.

Figures 5 + 6 shows rear elevation showing the right neighbouring extension and the height relationship between both properties.

Figure 5: Boundary wall view, right-side



Figure 6: Boundary wall view, right-side



Figures 7 + 8 shows the rear elevation of the application property and the left side neighbouring extensions.

Figure 7:

Boundary wall view, left-side



Figure 8:

View, left-side Alley + Rear



Figure 9



Figure 10



4.0 Heritage

The site **57 Kenyon Lane** is **not within a designated Conservation Area**, **nor** is it located within the setting of any **listed buildings** or locally listed heritage assets. Consequently, the proposed works do **not raise any statutory heritage protection concerns**.

From a townscape perspective, the development is modest in scale and positioned entirely to the rear of the property, where it is **not visible from the public street**. Kenyon Lane is characterised by a continuous terrace of **mixed-use buildings**, typically with **commercial units at ground floor level and residential accommodation above**. This established form remains unaffected by the works.

The two-storey rear extension extends over the property's former garden area and follows the pattern of neighbouring extensions that enclose the rear yards along the terrace. The design is **subordinate to the host building**, ensuring it does not compete with the main roofline or overall massing.

The extension is constructed in **matching redbrick with a flat roof**, reflecting the **material palette and proportion of the existing terrace**. The new internal circulation layout has been introduced without any significant alternation to the external appearance of the principal façade. Together these elements ensure that the addition is **visually coherent, contextually appropriate, and recessive within the wider townscape**.

There are no impacts on heritage assets and no harm to visual amenity. The proposal accords with **Manchester Core Strategy Policy DM1 (Design)** and **NPPF Section 16 (Conserving and Enhancing the Historic Environment)**, which require new development to respect local character and reinforce townscape quality.

In summary, the extension and associated alterations integrate comfortably within their urban setting maintaining the visual rhythm of the terrace, and represent a sensitive, proportionate addition consistent with the architectural character of Kenyon Lane.

5.0 Proposed Development

This **full retrospective planning application** is submitted under **Section 73A of the Town and Country Planning Act 1990 (as amended)** to regularise and complete development works that have commenced but are not yet finished at **57 Kenyon Lane, Manchester**.

The proposal seeks approval for:

- The retention and completion of a double- storey rear extension to the ground floor commercial unit.
- The reconfiguration and improvement of the upper residential accommodation to modify the upper floor with a self-contained C3 two – bedroom flat and the ground floor commercial space.
- Associated building works necessary to integrate the development, improve building performance, and ensure compliance with current design and safety standards.

These works are designed to make more efficient use of the property, enhance the quality of living accommodation, and maintain the ongoing viability of the ground floor commercial use within this established mixed-use terrace.

Rear Extension

- A **double rear extension** has been constructed to the existing ground floor commercial unit, replacing a small rear garden area.
- **The extension** measures approximately **3.896 metres in depth, 4.642 metres in width**, and a total of **5.82 m in height**, built in **matching red brick work** with a **flat roof design** to remain sympathetic to the host terrace.
- The extension provides **essential storage** and **operational space** for the commercial premises, improving its long-term viability and functionality.
- **The form, materials and scale** of the extension are consistent with other rear additions along Kenyon Lane, where similar food-based businesses have extended their ground floor spaces.
- This element accords with **Core strategy Policy DM1** (Appropriate design and safeguarding amenity) and **NPPF Paragraph 119** (Efficient use of Land).

Upper Residential Accommodation

- The first floor of the property is reconfigured and improved to form a two-bedroom residential unit with private kitchen, living and bathroom facilities.
- The new internal layout provides **functional accommodation**, designed to meet modern standards of comfort and amenity.
- **The first floor flat has an internal floor area of 61.7 sqm, exceeding the NDSS benchmark** requirement of 61 for a two bedroom, two-person dwelling, demonstrating that the accommodation provides an adequate and policy responsive standard of a living space.
- Access to the residential accommodation will be provided from the front of the property, separating residential and commercial circulation at ground floor and improving legibility and safety.

Internal upgrades will be completed following planning approval, including:

- Installation of mechanical extract ventilation in the bathroom.
- New skylight to improve daylight and natural ventilation
- Heating system improvements, its new radiators provided to all habitable rooms.

These works are designed to create a safe, healthy and efficient living environment, consistent with:

- The residential Quality Guidance SPD (Standards for natural light, ventilation, and internal layouts).
- The Conversions and self-contained housing SPD (guidance on high- quality accommodation and amenity protection).

Summary

In summary, this retrospective application seeks to **regularise and complete** a modest and well-integrated scheme at **57 Kenyon Lane**. The development introduces a **functional ground floor extension** to support the commercial use and delivers **upgraded residential accommodation** at first floor level, providing **two bedrooms with private kitchen, bathroom and living facilities**.

The works enhance the buildings overall efficiency and contribute positively to the established mixed-use character of Kenyon Lane, consistent with **Manchester Core Strategy Policies SP1, H1, H2 AND DM1 and the National Planning Policy Framework**.

6.0 Design, Access and Movement

The design of the two-storey rear extension and associated access improvements was guided by principles of functionality and safety and respect of local character. The works were conceived to improve the buildings efficiency and independence while maintaining the established pattern of mixed-use terraces along Kenyon Lane.

Design Intent and Context

The extension responds directly to the existing urban form. It occupies the former rear yard, in line with other projections typical to the terrace. Its height and footprint correspond to the host buildings proportions, ensuring it remains visually subordinate and not perceptible from the street.

Use and function

The works enhance both components of the mixed-use property:

- The ground floor extension increases storage and service capacity for the commercial unit (Use Class E (a)).
- The first floor provides additional accommodation and improves circulation for the existing residential flat (Use Class C3)

This arrangement enables continued operation of the business while ensuring the residential accommodation above functions safely and independently.

Layout and Access

A key driver of the design was the need to improve circulation and security for occupants:

- A new independent front door now provides direct access to the upper floors from Kenyon Lane.
- A new internal staircase at the front of the property, that provides a safe modern route to the first-floor accommodation.
- This separation removes the previous dependence on the commercial entrance, improving privacy and safety.

Appearance and Materials

The extension is constructed using redbrick and mortar selected to match the existing terrace. The flat roof incorporates a high-performance membrane system, and all new window units are uPVC, complementing the materials used in the surrounding dwellings. This approach ensuring that the

extension integrates seamlessly with the host building and maintains the established architectural character of Kenyon Lane.

Neighbouring' Amenity

- The development has been carefully designed to protect the amenity of neighbouring properties.
- The two-storey projection does not result in any material loss of daylight, over showering or loss of privacy.
- Noise and general activity levels remain consistent with existing mixed-use pattern along the terrace.

Accessibility and safety

The proposed new access and circulation arrangements ensure a safe, compliant and inclusive environment for all users.

The works have been designed to meet the relevant building regulations standards including:

- **Part M4 (1):** The new independent front entrance and internal staircase meet accessibility requirements for a standard dwelling, including appropriate door widths and unobstructed access routes.
- **Part K:** The internal staircase has been designed with compliant guarding, handrails on both sides, and safe tread and raiser dimensions to minimise the risk of falls or collisions.
- **Part B:** The layout provides a safe and protected means of escape in the event of a fire, supported by appropriate fire-resistant construction and alarm systems.

To ensure full fire safety compliance, the following measures will be implemented:

- **60-minute fire resistant separation between the commercial unit on the ground floor** and the residential accommodation above.
- **FD30S fire rated doors installed to protect the escape route from the front floor to the new independent front entrance.**
- **An LD2 grade, interlinked smoke and heat alarm system covering the kitchen, circulation spaces and high-risk rooms.**
- A fully protected stair route providing safe, direct evacuation from the first-floor flat to the street.

Collectively, these measures ensure that the residential accommodation will meet modern safety, accessibility and usability standards once the remaining internal works are completed and inspected by Building Control.

7.0 Planning History

The site comprises a long-established mixed-use property containing a **ground floor commercial unit with residential accommodation above**. The premises have been continuous use for a number of years, contributing to the local shopping parade along **Kenyon Lane**.

A previous **planning permission granted approval** for the **use of the upper floors as residential accommodation**, formalising the mixed – use nature of the building.

No enforcement notices are currently active, and there is no record of any unresolved planning breaches.

The current works, comprising a **rear double storey extension** to serve the commercial unit and **internal reconfiguration of the upper residential accommodation**, were **partially commenced** before planning permission was sought. Construction was **halted voluntary** once it was identified that full planning permission was required. This retrospective application therefore seeks to **regularise the development**, ensure full compliance with planning policy and enable completion of the scheme to an approved standard.

8.0 Planning Policy Compliance

8.1 National Planning Policy Framework (NPPF, 2023)

The **NPPF (2023)** sets out the governments' overarching approach to achieving sustainable development. The following provisions are particularly relevant:

- **Paragraph 11:** Presumption in Favor of sustainable development and efficient use of land.
- **Paragraph 60:** Encourages boosting the supply of homes.
- **Paragraph 70:** Supports the reuse of smaller and brown field sites to meet local needs.
- **Paragraph 119-123:** Promote the effective use and intensification of existing urban land.
- **Paragraph 130:** requires developments to function well, add to the quality of the area, and create safe and inclusive places.
- **Paragraph 134:** Supports approval of well-designed schemes that encourage amenity and placemaking.

The proposed development aligns with these objectives by:

- Making efficient use of an existing mixed-use building within an established urban area
- Supporting modest urban intensification consistent with the Kenyon Lane context
- Retaining the active commercial ground floor, thereby sustaining mixed use vitality and local economy
- Enhancing accessibility, independence and safety for residential occupants
- Locating development in a high accessible location close to public transport and local services.

8.2 Manchester Core Strategy (2012-2027, with 2024 Addendum)

The proposals are consistent with the key objectives and policies of the **Manchester Core Strategy** including:

- **SP1 – Sustainable Neighbourhoods:** Promotes safe, secure and inclusive communities.
- **H1 - Housing Provision:** Ensures housing is practical, attractive and of good quality.
- **H2 - New Residential Development:** requires high quality, sustainable living environments with appropriate access and amenity.

- **H6 - North Manchester Housing:** Supports enhancement of local housing provision and quality.
- **DM1-** Seeks Context sensitive design and the protection of amenity.
- **EN1** - Climate change and Sustainability: Encourages the adaptive reuse of existing buildings and energy efficient improvements.
- **EN16** - Ensures development avoids negative impacts on neighbouring amenity.
- **C10 – Accessibility:** Promotes sustainable transport and improved accessibility in well-connected areas such as Kenyon Lane.

8.3 Supplementary Planning Documents (SPDs)

The development complies with relevant SPDs including:

- **Residential Quality Guidance SPD:** Provides safe, legible and independent access arrangements with good internal layouts, daylight and ventilation.
- **Sustainable Design and Construction SPD:** Promotes robust, efficient and context sensitive design, reflected in the choice of building materials and sympathetic form.
- **Conversions & Shared Housing SPD:** Ensures suitable internal layout, self-contained facilities and safe independent access in mixed use and converted building.

8.4 Policy Summary

The retrospective works at 57 Kenyon Lane fully align with both national and local planning policy by:

- Making efficient and sustainable use of existing urban land.
- Supporting mixed use vitality through improved functionality and accessibility
- Enhancing residential amenity, safety and independence.
- Delivering modest, context- appropriate and well-integrated design
- Reinforcing the long-term adaptability and sustainability of the property.

Accordingly, the development represents a policy compliant, small-scale enhancement that contributes positively to the urban fabric of Kenyon Lane and warrants retrospective approval.

9.0 Compliance with Relevant Planning Policies and Guidance

Following the policy overview set out in section **8.0 Planning Policy Compliance**, this section provides a detailed demonstration of how each component of the development meets the requirements of the **National Planning Policy Framework (2023)**, the **Manchester Core Strategy (2012-2027, with 2024 Addendum)**, and relevant **Supplementary Planning Documents (SPDs)**.

Compliance is structured by the main elements of the scheme.

Rear Extension (Commercial Storage and Service Space)

The existing ground floor currently operates as a Class E restaurant). Following approval it is set to be converted to a Class E (a) Off licence/ convenience retail unit, remaining within the same overall use class.

The development includes a two-storey rear extension:

- The ground floor provides improved storage and serving capacity for the commercial unit.
- The first floor forms an additional room for the upper floor flat, improving the quality and functionality of the residential accommodation.

Policy alignment:

- **DM1 (Design):** The rear extension is proportionate and subordinate to the host building, constructed using matching brickwork and materials chosen that integrate with the terrace, ensuring visual continuity and appropriate design integration.
- **EN16 (Air quality + Amenity):** The discreet sitting at the rear prevents loss of light, privacy or outlook for neighbours.
- **EN1 (Climate Change + Sustainability):** The works extend the lifespan and usability of the building, supporting sustainable reuse of the existing fabric.
- **NPPF Paragraph 119:** Optimises use of the previously underutilized yard area, improving functionality and amenity without the area character.

Upper floor Residential Accommodation (Two-bedroom Shared C3 Flat)

The upper floor, including the new rear room, has been reconfigured to form a two bedroom, self-contained flat (Use Class C3) designed for occupation by two unrelated individuals sharing communal facilities.

The layout provides a private kitchen, bath and living space with good access to natural light and ventilation.

Policy Alignment:

- **H1 (Housing Provision):** Enhances residential quality and practicality within an existing mixed-use building.
- **H2 (New residential Development):** Delivers a self-contained, sustainable flat with appropriate amenity and internal space.
- **H6 (North Manchester Housing):** Improves the standard and flexibility of the local housing stock.
- **NPPF Paragraphs 119-123:** Support reuse and intensification of urban sites, making efficient use of existing buildings.
- **Building regulations (Parts B, K & M):** Ensuring fire safety, accessibility and usability for occupants.

Access improvements (New Independent front Entrance)

- **Residential Quality Guidance SPD:** Promotes safe access arrangements for mixed use properties, ensuring clear separation between commercial and residential functions.

- **Policy SP1 (Sustainable Neighbourhoods):** Promotes safe, secure and inclusive neighbourhoods; the proposals directly improve circulation and residential independence.
- **Policy DM1 (Design):** The new entrance is proportional and well-integrated and maintains the rhythm of the existing terrace frontage.

Internal Modifications and Upgrades

- **Conversions and shared housing SPD (Manchester):** The reconfiguration aligns with SPD guidance by ensuring suitable internal layouts, functional shared facilities and sufficient space and amenity for residents.
- **Sustainable Design and Construction SPD:** Incorporates efficient insulation, ventilation and heating measures, enhancing the environmental performance of the existing building.
- **Policy EN1 (Sustainability):** The reuse and adaptation of the existing structure minimise waste and embodied carbon, contributing to sustainable development.

Summary

Collectively, the development is **modest, proportionate and Fully policy compliant**. It balances the continued need of the ground floor commercial unit (which will be transformed from restaurant to an off-licence) with the delivery of **additional and improved residential accommodation above**.

The addition of the two-storey rear extension benefits both uses while maintaining the architectural character of the terrace.

The scheme therefor accords with both national and local planning policies and guidance, representing a **sustainable form of urban intensification** that respects the character of **Kenyon Lane**.

10.0 Purpose, Need and Planning Balance

The works were undertaken, include a **two-storey rear extension measuring 3.896 m by 4.398 m** to improve the practical function and long-term viability of the property for both its **commercial and residential uses**. Prior to the works, the ground floor business operated with limited storage and service space, while the upper floor residential accommodation suffered from constrained access and outdated internal layouts.

The extension measures approximately 3.896 metres in depth, 4.398 metres in width, and provides extra space for both the ground floor business and the living accommodation above, which are consistent with the host buildings proportions.

The **rear extension** provides essential support facilities for the commercial unit, improving day to day operations and enabling the business to remain viable within its existing footprint. **The new independent front entrance and reconfigured upper floor layout** ensure the residential accommodation meets modern standards of safety, usability and independence. These interventions reduce potential conflict between users, improve security and enhance the amenity of both occupiers.

The design approach has been developed sensitively to reflect the established pattern of development along the terrace, where rear extensions of similar scale and form are common. The extension sits comfortably within the built context and does not cause harm to neighbouring amenity in terms of light, privacy or visual impact.

In regard to planning, the development represents a **sustainable adaptation** of an existing mixed used building, consistent with the objectives of the **National Planning Policy Framework (NPPF, 2023)** and the **Manchester Core Strategy (2012-2027, with 2024 Addendum)**. It delivers improved housing quality while retaining and supporting a local business, thereby promoting sustainable urban intensification without displacement of employment uses.

Cumulative Impact

The proposal does not contribute to over concentration of similar uses in the area. The shift from restaurant use to **E(A) retail lowers overall noise, odour and activity levels, contributing positively to the mixed-use character of Kenyon Lane.** The development is proportionate, compatible with surrounding uses and reinforces the sustainable, balanced nature of the local centre.

Planning Balance and Conclusion

When assessed against the relevant policy framework, the scheme is found to deliver significant planning benefits including:

- Improved operational space for the commercial unit
- Upgraded and more functional residential accommodation.
- Enhanced safety and accessibility through the new front entrance.
- Retention and efficient reuse of an existing building.
- Sustainable development in an accessible urban location.

While retrospective in nature, the proposal aligns with the **presumption in favour of sustainable development** under **NPPF Paragraph 11** and meets the aims of **Core Strategy Policies SP1, H1, H2, DM1, and EN1**

Accordingly, the development represents a **well – considered and policy compliant scheme** that improves the function, safety and longevity of the property and should therefore be **supported**.

11.0 Technical Considerations

11.1 Transport and Highway Impact

The proposed development is not expected to have any adverse effect on the surrounding transport network or highway infrastructure.

The site is located in a sustainable and well-connected location within an established mixed area of Kenyon Lane, with access to local shops, public transport links, and amenities. The sustainable location reduces the need for private car use and supports walking, cycling and public transport.

Given the modest scale of the proposal a single two bedroom self-contained residential floor above the ground floor commercial unit, the development will not result in an increase in traffic generation or parking demand.

Accordingly, the proposal is considered to have no adverse impact on highway safety or transport efficiency, which falls in line with **Core Strategy Policies SP1 and T1**, and **the NPPF (2023) Paragraphs 110-113**.

11.2 Land Contamination

The site is long – established in mixed use occupation, most recently as a commercial unit (Restaurant) at ground floor with residential accommodation above. There is no evidence or historical record of contaminative or industrial activity on the site or adjoining land.

The development does **not involve significant excavation** or ground works, as the proposed rear double storey extension and internal reconfiguration primarily involve above ground construction and internal alterations.

Given the nature and history of the site, there are **no contamination risks** that would affect the safety or suitability of the accommodation. The scheme therefore complies with **Core Strategy Policy EN18** and national guidance regarding land contamination and safe development.

11.3 Flood Risk + Drainage

Flood Risk

The property lies within **Flood Zone 1** as defined by the environment agency. Representing the lowest probability possible flooding. The extension covers an area of approximately **74.8m²**, representing a modest increase in the building's footprint.

Drainage Arrangements

The development sits within an established urban terrace served by a **combined surface water and foul sewer system**. Surface water drops from both the main roof and the **extension roof**, then it's directed **into continuous gutters and uPVC downpipes**, which discharge onto the **paved rear yard**.

Figure 11, 12, 13 showing the gullies connection + downpipe details



Figure 11



Figure 12



Figure 13

From there, runoff enters **existing surface water gullies** located along the self-contained rear alleyway at intervals of approximately **2 metres**. These gullies are part of the **public continued dew network** maintained by **United Utilities**.

All downpipe and gully connect have inspected and confirmed to be **free-flowing and unblocked**. No new direct connections or alterations to the public sewer have been made.

The works have been completed in accordance with **Building Regulations Part H (Drainage and water disposal)**, ensuring appropriate discharge rates and connected standards.

Where feasible, surface finishes to the rear yard incorporate **permeable paving** to allow partial infiltration and to minimise runoff. This is consistent with the **Sustainable Drainage (SuDS)** hierarchy and helps reduce surface water loading on the combined system.

Evidence and Compliance Notes

- Photographic evidence is available showing downpipe and gully locations, confirming proper fall, connection and free flow.
- The self contained alley gullies are publicly maintained; **no private soakaways or soakage features** have been introduced.
- There is **no increase in impermeable area** beyond the original paved yard footprint.
- All installation were carried out in compliance with **Building Regulations Part H** and **Core Strategy Policy EN14 (Flood Risk)**, as well as **NPPF Section 14 (Meeting the challenge of climate change, flooding and coastal change)**.

Gully Connections to Combined Sewer

Existing Rear Alleyway Gullies and Downpipe Connection to combined sewer

The photographs show the existing rear alleyway surface water gullies into which the roofs runoff from both the original building and the new extension is discharged.

These gullies form part of the established **public combined sewer system** which serves the entire terrace.

The development does not increase impermeable area beyond the extent of the former paved yard. All gullies have been inspected and **are free flowing**, with vegetation removed to ensure proper function. Drainage arrangements remain unchanged from the preexisting system and continue to comply with **Building Regulations Part H**.

A small amount of vegetation has grown over the grating due to lack of recent maintenance. This **will be removed and the gully cleared**, ensuring free flowing drainage and compliance with **Building Regulations Part H (Drainage and waste disposal)**.

No alterations have been made to the original drainage routes, and the extension continues to discharge into the same combined sewer arrangement that served the property prior to development.

Figure 6



Figure 8



Summary

The proposal **does not increase flood risk** on or off site. The drainage strategy utilizes the existing combined sewer system in a safe and sustainable manner, incorporating SuDS-compliant features where possible, and maintains the established drainage pattern for the terrace.

Accordingly, the scheme achieves full compliance with **Core Strategy Policy EN14, NPPF Section 14,** and **Building regulation Part H**, representing a sustainable and well considered approach to drainage management for a small urban site.

11.4 Design, Scale and External Appearance

The proposed rear double-storey extension has been designed to appear subordinate to the host property while remaining sympathetic to the surrounding terrace. Its form, proportions and detailing are consistent with the architectural character of the existing building and the wider streetscape of Kenyon Lane.

Matching redbrick, complementary **roof materials** and window proportions have been used to ensure visual coherence and maintain architectural continuity. The **materials** have been **carefully** selected to reflect the **established palette within the terrace**, reinforcing the unity and rhythm of the overall built form.

The new independent front access provides a clearly defined and secure residential entrance. Its design aligns with the established frontage pattern, enhancing the legibility and safety of the building by clearly distinguishing between the commercial and residential elements.

Overall, the development integrates harmoniously with the existing terrace and surrounding context. It represents a modest, proportional addition that does not result in any adverse impact on the visual amenity of the street scene or neighbouring properties.

Accordingly, the proposal complies with the **Core Strategy Policies DM1 (Design)** and **EN3 (Heritage and Character)**, as well as the **Manchester Residential Quality Guidance SPD**, achieving a balanced and contextually appropriate design response.

11.5 Amenity and Natural Light

The first-floor accommodation is being reconfigured to create a self-contained two-bedroom flat, designed for two independent occupants who will share Communal facilities, including the kitchen, bathroom and living area. This arrangement provides practical, affordable accommodation suited to single residents such as young professionals or key workers.

The internal reconfiguration works are partially complete; however, the applicant is waiting on approval to continue adjustments to the layout. Once complete, the scheme will provide a functional and policy compliant private living environment that meets modern housing expectations.

Each bedroom is served by its own window opening, ensuring direct access to natural light, outlook and ventilation. The living room and kitchen spaces are positioned to benefit from daylight from the front elevation, while secondary opening to the rear elevation allows for cross ventilation and natural airflow throughout the unit.

The proposal layout has been designed in line with **Building Regulations Part O (Overheating and Ventilation)** and the **Manchester Residential Quality Guidance SPD**, ensuring adequate daylight, ventilation and privacy for future occupants.

Given the modest scale of the rear extension and its careful integration with the existing building, there are **no adverse impacts on neighbouring properties in terms of daylight, over showering, or overlooking**. The proposal maintains appropriate separation distances and respects the established residential character of Kenyon Lane.

Accordingly, the development is considered to provide a disabled living environment for future residents and complies with **Core Strategy Policies DM1 (Design and Amenity)** and **H2 (New Residential Development)**.

The first floor achieves an internal area of 61.7 sqm, which is above the **Nationally Described Space Standard requirement** for a two-bedroom, 2-person unit (61 sqm). This confirms the accommodation provides an appropriate level of internal space, supporting good quality long term residential living.

The scale and form of the extension do not result in unacceptable overbearing, over shadowing or loss of outlook for neighbouring properties. Privacy is preserved, no direct overlooking is introduced, and the extension remains consistent with the built pattern of the terrace.

Daylight, sunlight and 45 – degree Assessment (BRE Guidance)

A BRE compliant 45-degree assessment has been undertaken from the nearest neighbouring windows on both sides.

On the left-hand side (No. 59, when viewed from the rear):

The closest window is a small WC/bathroom window, which is non habitable. The bedroom window is located on the **far side of the rear elevation**, well away from the proposed extension and **is not affected** by the 45-degree test.

Right-Handed side neighbour (No.55):

The closest window is being used as a storage room window serving the commercial unit below (**non-habitable**).

A secondary very small opening serves a **WC**.

No habitable windows exist on this elevation.

Although the extension projects approximately 3.896m beyond the neighbouring rear elevations:

- Both neighbouring properties already have rear projections of their own.
- **The applicant's extension does not infringe the vertical or horizontal 45 – degree line** taken from the centre of the right-hand neighbour's habitable room window.
- As neither neighbouring property has habitable room windows within the assessment zone, the extension **does not impact daylight, sunlight or outlook to any habitable space**.

Accordingly, the proposal **meets BRE Site Layout Planning for Daylight and Sunlight (2022)** and complies with **Core Strategy Policy DM1**.

Overlooking Assessment

There are no new windows, balconies, terraces or raised platforms that would give rise to possible overlooking. All window openings **follow the established pattern of the terrace** and face either the rear alley or Kenyon Lane, consistent with neighbouring properties.

- The closest windows on both adjoining properties **serve WC or a storage room**.
- No new window introduces sightliness into **any neighbour's habitable room**
- The extension does **not reduce privacy** for any adjoining dwelling

The proposal fully complies with the residential Quality Guidance SPF with regard to privacy and overlooking.

11.6 Noise Impact

The ground floor commercial unit is **currently operating as a restaurant** and is proposed, following renovation works, to operate as an **off-licence/ corner shop**. The changes to a rental use following completion will materially reduce noise and disturbance compared with the restaurant use, but the scheme has been designed to manage compatibility for both the current and future operations.

To ensure a good standard of amenity for residents above and to avoid conflict between the commercial and residential uses, the development incorporates the following migration and operational measures:

- **Acoustic Separation:** Enhanced floor and ceiling insulation between the commercial and residential floors in accordance with **Building Regulations Part E (Reliance to the Passage of sound)** to limit airborne and impact noise transfer.
- **Ventilation & extraction controls for future Retail use:** For the intended off-licence use, ventilation requirements are significantly lower; any mechanical equipment will be specified to operate quietly and will be positioned to avoid direct noise or odour impact on the flat above.
- **Operational Management measures:** Delivery and servicing arrangements are to be managed to avoid early morning - late night disturbance (e.g. recommended delivery hours), and refuse presentation will be controlled via the dedicated bin store to reduce noise at collection times.
- **Independent Access:** The new independent front entrance for the residential accommodation separates customer circulation from resident circulation, reducing disturbance from footfall and activity associated with the commercial unit.

- **Hours of operation:** Any change in hours to those typical of a restaurant (longer/late evening) or future rental operation will be managed in accordance with local guidance and, where appropriate, planning conditions or licencing requirements to limit disturbance.

Given the proposed acoustic measures, ventilation controls, separation of users and the eventual change to a lower intensity retail use, the development will not give rise to unacceptable noise transfer or conflict between users. The scheme therefore provides a compatible mixed-use arrangement and safeguarding residential amenity.

The proposed future use of the commercial unit as an E(a) retail/off-licence represents a significantly lower intensity operation than the existing restaurant use. Retail use does not involve cooking, hot food extraction, or high evening activity levels, resulting in reduced noise and odour potential.

Enhanced acoustic separation will be provided between floors in accordance with Building Regulating Part E, significantly improving airborne and impact sound reduction. No extraction flues, ventilation equipment or order producing plant are required for the intended retail use.

These measures ensure compatibility between the commercial and residential uses and safeguard amenity.

Accordingly, the proposal complies with **Core Strategy Policy DM1 (Design and Amenity)** and **NPPF Paragraph 130 (f)**, which states that developments must avoid unacceptable impacts from noise and preserve a good standard of amenity for existing and future occupants.

11.7 Impact on Future occupants

The proposed development provides a good quality and sustainable living environment for future residents of the reconfigured upper floor flat.

The accommodation is classified as a **Use Class C3 (Dwellinghouse)** and is designed as a self-contained two-bedroom flat for two unrelated individuals who will share communal facilities including a kitchen, living room and bathroom. This arrangement offers affordable and flexible housing while maintaining the scale and intensity of a conventional residential dwelling.

Key aspects of the accommodation design include:

- **Functional layout:** The reconfigured first floor provides clearly defined living, sleeping and shared amenity areas that support comfortable day to day use.
- **Natural light and ventilation:** All habitable rooms benefit from direct window openings, ensuring good levels of daylight, ventilation and outlook in accordance with **Building Regulations Part O** and the **Manchester Residential Quality Guidance SPD**.
- **Privacy and comfort:** Internal layouts and construction methods have been designed to ensure adequate acoustic separation from the commercial unit below, minimising noise transfer and maintaining residential amenity.
- **Safety and accessibility:** The independent front entrance provides secure and legible access, separating the residential and commercial elements and ensuring safe circulation for occupants.

- **Sustainable living:** The property's location on Kenyon Lane offers convenient access to local shops, services and public transport, reducing reliance on private vehicles and supporting sustainable urban living.

The proposal to the first floor either meets or exceed the minimum national space standards, ensuring future occupants benefit from comfortable, functional and policy compliant living accommodation. The total internal floor area for the first-floor residential flat is 61.7sqm, which is above the NDSS minimum requirement (61 sqm) for a two-bedroom, 2-person dwelling, confirming compliance with recognised national space benchmark.

Proposed room sizes and compliance with Manchester's Residential Quality Guidance SPD (2016)

Summary of internal Floor Area Compliance

The total internal floor area of the first-floor flat is 61.7 sqm, exceeding the NDSS minimum standard of 61 sqm for a two- bedroom, 2-person dwelling. All individual rooms also meet or exceed the relevant NDSS and Manchester Residential Quality Guidance minimums.

Room	Proposed Internal Area (sqm)	NDSS Minimum	Manchester's Residential Quality Guidance SPD (sqm)	Compliance
Total Internal Floor Area		61 sqm		
Bedroom 1 (Double)	11.6 sqm	11.5	6.51 sqm	Yes
Bedroom 2 (Double)	11.38 sqm	11.5	6.51 sqm	Yes
Kitchen	7.82 sqm	5.5 sqm	5.5 sqm	Yes
Bathroom	4.85 sqm	2.2 sqm	2.2 sqm	Yes
Living Room	10.05 sqm	9 sqm	9 sqm	Yes

Area of the proposed Commercial space:

Commercial Floor Storage Space	12.36 sqm
Commercial Shop Floor Space	44.98 sqm
Commercial Floor Staff Toilet	2.33 sqm

The retention of the commercial unit at ground floor maintains an active street frontage and supports the local economy, consistent with **NPPF Paragraph 86 (Town Centres)**.

Overall, the proposal delivers a well-considered and policy compliant residential environment that **meets** the expectations of **Core Strategy Policies H2 and DM1**, and the **Manchester Residential Quality Guidance SPD**. It provides safe, comfortable, and inclusive self-contained housing. That aligns with sustainable development principles while respecting local character and amenity.

11.8 Fire Safety and Building Regulations

The proposed development has been designed to meet all relevant fire safety requirements set out in **Building Regulations Approved Document B (Fire Safety)**.

Key Measures include:

- **Independent means of escape:** The new front access provides a clear, safe and direct route for residents, enduring separation from the commercial unit below.
- **Fire separation and compartmentation:** Construction materials and internal layouts will ensure effective fire resistance and compartmentation between the ground floor commercial space and the upper floor residential accommodation.
- **Fire detection and warning systems:** The residential flat will be equipped with interlinked smoke and heat detectors in accordance with currently building regulation standards.
- **Emergency egress and access:** The layout allows safe evacuation for occupants and unimpeded access for emergency services to both the commercial and residential parts of the property.

The building is below **18 metres in height**, and therefore a formal **Fire Statement** under Article 9A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 is **not Required**.

Figure 6 Proposed + existing front elevation showing overall building height of 7.65 m.

Refer to Drawing no. 005 + 006 for scaled drawing



Nevertheless, the design and construction approach **will fully comply** with **Building Regulations Part B (Fire Safety), K (Protection from falling, collision and impact), and M (Access to and use of buildings)** – ensuring the development is safe, accessible and robust for all users.

The commercial and residential floors will be separated by a 60-minute fire resistant compartment floor construction in accordance with **Approved Document B**. All internal doors to the residential unit will be **upgraded to FD30S fire resistant doors with smoke seals**. **A fully interlinked LD2 Fire alarm system will be installed throughout the property**, enabling detection in all circulation spaces and high-risk rooms. **The new staircase forms a protected route of escape with appropriate guarding and handrails in compliance with Parts B, K and M**. All remaining fire safety works will be subject to **Building Control inspection and certification**.

11.9 Sustainability and Amenity

The development makes a **positive contribution to environmental, social and economic sustainability** through the adaptive reuse of an existing mixed-use property. By extending and upgrading the building rather than redeveloping the site, the works represent an **efficient and responsible use of urban land**, consistent with **NPPF Paragraph 152-154 and Manchester Core Strategy Policy SP1 (Sustainable Neighbourhoods)**.

Environmental Sustainability

- The two-storey rear extension makes efficient use of the site, avoiding the need for additional land take or demolition.
- Construction has **utilised durable concrete blocks, redbrick** and materials that match the host building, ensuring longevity and minimal maintenance.
- The works incorporate opportunities for improved insulation, heating and ventilation, contributing to reduce energy demand and a more sustainable building envelope.
- The proposal aligns with **Core Strategy Policy EN1 (Climate Change and sustainability)**, supporting the efficient adaptation and reuse of existing structures.

Residential Amenity

- The reconfigured upper floor accommodation (two bedroom self-contained flat) will provide an improved internal layout with good light, ventilation and functionality once completed.
- The new independent front entrance ensures residents have a private and secure means of access, enhancing comfort, safety and privacy compared with the previous arrangement through the commercial space.
- These improvements are consistent **with Policy H1 (Housing Provision) and SP1 (Sustainable Neighbourhoods)**, which promote high quality, inclusive, and safe living environments.

Commercial Viability and Mixed use character

- The extended ground floor provides storage and service capacity, helping to sustain the long-term operation of the commercial unit (to be converted from a restaurant to an off licence).

- By separating the business and residential circulation, the scheme eliminates conflict between users and strengthens the functionality of both uses.
- This supports **social and economic sustainability** by maintaining the vitality of Kenyon Lane as a mixed-use street.

Neighbour and environmental Amenity

- The two-storey rear addition is modest in scale and carefully sited to avoid overshadowing, overlooking or overbearing impact on neighbouring properties.
- The location benefits from public transport access and local amenities, supporting sustainable, low car living in line with **Policy T1 (Sustainable Transport)**.

Summary

The works achieve a **balanced outcome** between sustainability, amenity and functional improvement. They optimise the use of existing urban fabric, improve building performance, and enhance the quality of residential and commercial accommodation. The development therefore accords with the **NPPF's presumption in Favor of sustainable development and Manchester Core Strategy polices SP1, H1, EN1 and DM1**.

11.10 Bin and Cycle Storage

Appropriate arrangements are proposed for refuse and recycling storage to ensure efficient day to day operation of both the residential and commercial element of the property, in full accordance with **Manchester City Council's Waste Storage and collection guidance**.

Existing Commercial Waste arrangements:

- The existing ground floor commercial unit currently stores its waste within the rear alleyway, consistent with other neighbouring businesses along Kenyon Lane.
- Bins are placed in the ally for collection by Manchester City Council on designated days.
- Commercial bins will remain in this area but will be clearly separated from residential bins to prevent cross contamination.

Proposed residential waste Arrangements for Residential Unit:

- At present, **no bins are registered to the upper floor residential accommodation** because formal separation of the residential and commercial units has not yet been approved.
- Following approval of this application, a full set of residential bins – grey/black (general waste), blue (recycling), brown (Food/Garden) and Green (Grass/cans)- will be issued by Manchester City Council.

- Residential bins will be **sorted in the same rear alleyway**, in line with the established practice along the terrace and in accordance with Manchester City Council.
- On collection days, residential bins will be placed at the end of the alley, nearest to the **No. 57, by 7:00am**, in compliance with **MCC guidance**.
- Residential or commercial bins will **NOT obstruct Kenyon Lane**, the alleyway access, or neighbouring properties.

Bin Management and Separation:

All bins will be clearly labelled to distinguish between commercial and residential use. This ensures responsible waste management and prevents contamination.

The location provides:

- Convenient access for residents and MCC collection crews
- Simple manoeuvring of bins to the alley end
- No obstruction of pavements or public footways
- Consistent with established waste storage arrangements along the terrace.

***Figure 7** shows Bin storage Diagram (Rear Alley Bin Arrangement) : Showing the positions of residential and commercial bins and the collection point at the alley entrance*



Figure 7

Compliance

This strategy:

- Complies with Manchester 's City Council's guidance for waste storage for terraced properties
- Avoids obstruction of public footways
- Ensures clear separation between commercial and residential waste
- Provides a safe, practical and long-term solution for both users.

Cycle storage provision (Internal Lobby Location)

Two secure cycle parking spaces (1 per bedroom) will be provided **within the residential lobby at the front of the property**, rather than in the rear alley.

Cycles will be stored on vertical wall mounted racks fixed to the side lobby wall.

This arrangement ensures:

- A **minimum 900mm clear access route**, meeting **Building Regulation Part M4 (1) for inclusive access** requirements.
- Secure, weather protected cycle storage
- No obstruction to circulation, entrance or escape routes
- Fully compliant with the **Residential Quality Guidance SPD**. Which supports internal Cycle storage where practicable.

The internal location provides enhanced security compared to external alley storage and removes risk of obstruction in the shared service alley.

Conclusion

Accordingly, the proposal provides a **practical, safe and fully policy compliant strategy** for both refuse and cycle storage, consistent with Manchester city Council's requirements and established practice along the terrace.

12.0 Biodiversity and Landscaping

Before construction, the rear of 57 Kenyon Lane contained a small, **enclosed grassed garden area with minimal planting**. The space was **heavily shaded** by adjoining expectations and **boundary walls on both sides**, resulting in **limited ecological or amenity value**.

The new two storey redbrick rear extension has been constructed over this area, replacing the former garden with a hard- surfaced footprint. This change is consistent with the established patten of the rear yard development along the terrace, where many neighbouring commercial and residential properties have extended to the boundary. The site does not contain any trees, hedgerows or other ecological features, and it is not located within or adjacent to any designated

green infrastructure or biodiversity area. Given the modest scale of the development and the full urban context of the site, the loss of soft landscaping is minor and below the 25m² threshold that would trigger **Biodiversity Net Gain (BNG)** reporting under the Environment Act 2021.

13.0 Retrospective Justification

The works at **57 Kenyon Lane** were undertaken to address long standing functional, safety and layout issues associated with the property's mixed-use configuration.

Prior to the works, the **upper floor** was largely **unused and unsuitable for occupation** due to the **restricted access, inadequate circulation and outdated internal conditions**. The only means of entry to the upper floor was through the ground floor commercial premises, which presented clear privacy, safety and operational concerns.

To resolve these issues, the applicant constructed a **two-storey rear extension**, providing:

- Improved storage and service space for the ground floor commercial unit.
- Additional internal floor area at first floor level to make the upper space viable for future residential use.
- Provision for safe, independent access via a new front entrance, ensuring complete separation between commercial and residential areas.

Importantly, the upper floor is not currently occupied, and the space remains unfinished pending the outcome of this planning application and subsequent Building Regulation approval. The applicant halted further work upon realising that formal planning consent was required and is now seeking to regularise the as built elements in full compliance with the town and country planning Act 1990 (as amended).

The applicant voluntarily paused all construction orks immediately upon realising that planning permission was required. The upper floor remains unoccupied, and no part of the residential accommodation has been brought into use. All remaining work, including fire safety upgrades and internal completion, will be carried out under full Building Control inspection and certification.

This retrospective application therefore seeks:

- **Formal approval** for the as built storey rear extension.
- **Authorization to complete the remaining internal layout and safety works** in accordance with Building Regulations.

The development has been carried out in good faith to **improve the property's functionality, safety and long-term sustainability**, rather than for immediate residential occupation. The works also align with the established pattern of modest rear extensions along Kenyon Lane and enhance the efficiency of both commercial and potential residential use of the site.

On balance, the scheme delivers clear planning benefits, including:

- Improved functionality and serving of the ground floor commercial unit.
- Enhanced safety and independence through the creation of a separate residential access.

- More efficient use of an existing urban site, reducing the need for new development elsewhere
- A design that integrates sympathetically with the surrounding terrace.

Accordingly, the retrospective application is considered reasonable and justified, representing a proportional, policy consistent enhancement of an existing mixed-use property. This application is submitted under Section 73A of the Town and Country Planning Act 1990 for retrospective approval of development already carried out.

14. Conclusion

This application seeks retrospective planning approval for a modest, two storey rear extension and the reconfiguration of the ground and upper floor. The first floor will form a single self-contained two-bedroom flat (Class C3) with the provision of an independent residential entrance. The ground floors modification will continue in Class E use but converted into an off-licence/ convenience retail store with the proposed improvements improving space arrangement.

Once approved, the first-floor flat will provide an internal floorspace, exceeding the nationally recognised minimum standard for a two-bedroom dwelling, ensuing that the new flat provides a high quality, well-proportioned living environment.

The scheme is modest, proportionate and systematic to the character of Kenyon Lane. It improves the functionality and longevity of an existing mixed-use building, enhancing residential amenity and safety, and supports an active local commercial frontage. The technical assessment within this statement demonstrates that the proposals raise no unacceptable impacts in terms of design, amenity, drainage, contamination or biodiversity. Where minor shortfalls or outstanding actions remain (for example final Building Control sign off and registration of residential bins) the applicant is committed to resolving these matters by condition or prior to occupation.

On balance and were assessed against the relevant provisions of the **NPPF (2023)**, **The Manchester Core Strategy**, and supporting SPDs, the **development represents a sustainable, policy compliant** form of urban intensification that should be supported. The applicant respectfully requests that Manchester City Council grant retrospective planning permission subject to reasonable conditions to secure the outstanding technical matters.