

Supporting Statement – Ancillary Annexe, 271 Ryebank Road, Manchester

The proposal seeks retrospective planning permission for the retention and use of an existing single-storey timber-clad outbuilding located at the rear of the private garden.

The structure measures approximately 7 m × 4 m with a slightly pitched roof (2.5 m overall height from a 0.3 m raised ground). It is constructed from timber framing, fully insulated, plasterboard internally, and clad externally in grey panelling. The outbuilding occupies around 4 m of the 30 m rear garden, leaving most of the amenity space open.

The annexe is intended solely for use by a family member and is ancillary to the main dwelling, sharing the same services, access, and garden. It will not be occupied, rented, or sold separately, and the applicant accepts a condition to that effect.

The development maintains the character of the surrounding residential area and does not harm neighbour amenity or privacy. The modest scale, design, and use of natural finishes ensure that the building sits comfortably within the garden setting.

The proposal accords with the principles of the Manchester Core Strategy (Policies DM1 and H6) and the National Planning Policy Framework guidance on ancillary residential accommodation.