



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

**Retrospective application for the erection of a
domestic outbuilding at: 8 Lichfield Drive, M8 0QF**

Constructed by Planning by Design on behalf of Adeel Rehman

Version	Date	Prepared by
1	12/11/2025	KE

The Application

Planning By Design (**The agent**) has been instructed to act on behalf of Adeel Rehman (**the applicant**) to prepare and submit a planning application to Manchester City Council (**the Planning Authority**) for a retrospective domestic outbuilding (**the development**) at: 8 Lichfield Drive, M8 0QF (**the site**).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this development and evaluate its accordance with national and local planning policy, along with supplementary design guidance.

Site Location

The site, 8 Lichfield Drive, is a residential property located within the Crumpsall ward of Manchester, falling under the jurisdiction of Manchester City Council. The site lies in a suburban setting approximately three miles north of Manchester city centre, with good access to public transport, local amenities, and green infrastructure. The property is an end terraced corner dwelling, situated on a quiet cul-de-sac off Woodlands Road, forming part of a residential estate characterised by semi-detached and terraced housing. Properties along Lichfield Drive typically feature front and rear gardens, off-street parking, and modest two-storey massing; the subject property benefits from a large corner garden. The site is well-connected via public transport, including direct tram services to Manchester city centre and beyond. Several bus routes operate locally, enhancing accessibility for residents and visitors. A Metrolink tramline runs along the western boundary of the site, providing direct and convenient access to Manchester's wider public transport network.

The site is not associated with any known planning constraints or particularly sensitive landscape designations that would restrict the development.

Planning Designations

- Near to Metrolink line
- Inner Area (SP1)
- North Manchester (EC4,H3)

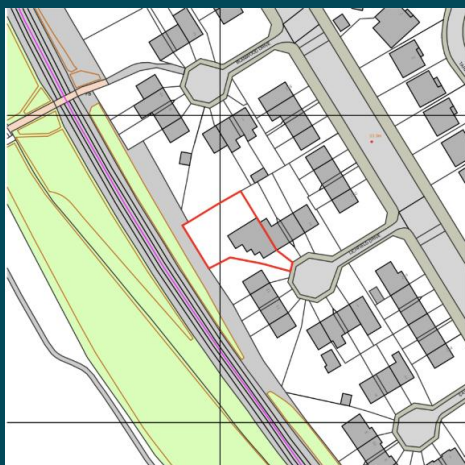


Fig.1 – Site location plan

Planning History

- 082454/FH/2007/N1 | Erection of two-storey side extension, single-storey rear extension and front and rear dormer window extension. [Withdrawn July 2007]
- 085394/FH/2007/N1 | Erection of single-storey rear extension, 1st floor side extension above existing kitchen, 2-storey side extension to form new stairwell and new dormer window to rear. [Withdrawn February 2008]
- 086451/FH/2008/N1 | Single-storey rear extension and part two-storey, part single-storey gable end extension. [Approved October 2008]

The Development

The application is for the retention of an outbuilding erected at 8 Lichfield Drive. The outbuilding is a single-storey incidental structure located within the rear garden of 8 Lichfield Drive, positioned adjacent to the west side boundary. It occupies a corner plot, benefiting from a generous garden area which accommodates the building without compromising external amenity space.

- **Gross Internal Area (GIA):** 57 square metres
- **Dimensions:** Approx. 4.8m deep × 12m wide (approx.)
- **Location:** Rear/ side garden, aligned along the side boundary, accessed directly from the main dwelling via the garden
- **Rooms and Use:**
 - Gym
 - Office
 - Kitchenette
 - WC/Shower room

These spaces are intended for incidental residential use, supporting home working, fitness, and leisure.

- **External Materials:**
 - Walls: Red facing brick throughout
 - Windows/Doors: Black PVC-framed windows and doors; aluminium-framed bifold doors to garden elevation
 - Roof: Concrete interlocking tiles with rooflights
 - Rainwater Goods: Black uPVC fascia, soffits, and downpipes
- **Roof Form:** Dual-pitched roof with modest ridge height, incorporating rooflights for natural illumination

The outbuilding is set within the site's garden and is bounded along the site perimeter by soft landscaping, gravel board and timber fencing, which defines the plot edge and provides a clear physical and visual boundary, ensuring privacy and containment from neighbouring properties. It is visually subservient to the host dwelling and designed to harmonise with the existing residential character in terms of scale, materials, and form.

Further information about the specifics of the development can be found within the accompanying architectural drawings.

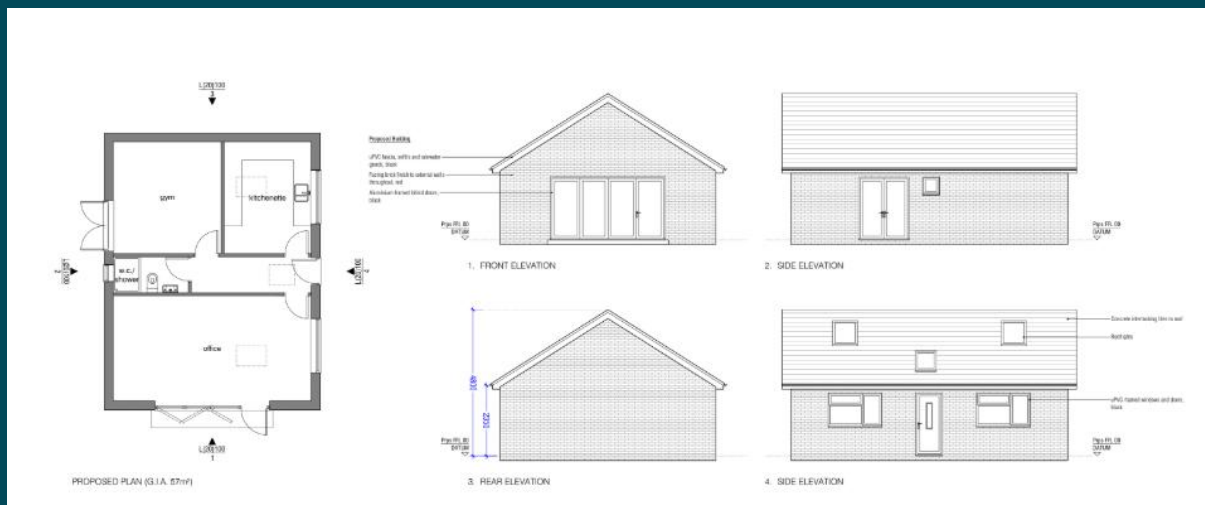


Fig.2 – Plans



Fig. 3 – Elevations

The client has also provided the following in support of the application:

1. Ground Level Reduction & Visual Impact The garden level was lowered by roughly 1 m, so although the ridge measures about 4.8 m from my current ground level, the perceived height above the 2 m boundary fence is only around 1.85 m. In practice, this is actually lower in

appearance than a compliant PD outbuilding would be if it sat 2 m from the boundary with a 4 m ridge measured from the original garden level.

2. Foundation Engineering Constraints *The height increase resulted from having to redesign the foundations after the original strip foundations were deemed unsuitable. The additional brick courses to reach DPC were an engineering requirement rather than an intentional overscale.*

3. PD Fallback Position *Invoking the permitted development fallback, specifically the right to build a 4 m-high outbuilding just 2 m from the boundary, provides a powerful reference point for assessing the current scheme. It demonstrates that the development's scale and siting fall within what could have been lawfully constructed without permission, reinforcing that its impact is not excessive or unreasonable. In a retrospective context, this comparison is critical: it anchors the proposal in established planning rights and strengthens the case for proportionality, fairness, and regularisation.*

4. Personal Circumstances Relevant to the Use of the Outbuilding *The outbuilding was designed primarily to support the applicant's ability to work from home, which has been essential since 2020. With three young children in the main house, maintaining a quiet and practical workspace has proved extremely difficult, and the outbuilding provides an appropriate ancillary solution that avoids any impact on the residential amenity of the dwelling. In addition, part of the building is intended for a small home gym. Both the applicant and spouse have significant family histories of diabetes and heart conditions, and the applicant is already borderline diabetic. Time constraints due to work and childcare make attending an external gym unfeasible, and a home gym is important for maintaining health and well-being. These personal circumstances demonstrate a clear and reasonable need for the outbuilding in its proposed ancillary use.*

Planning Designations

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2024
- National Planning Practice Guidance.
- Places for Everyone (2024)
- Manchester's Local Development Framework Core Strategy (2012 / 2024)

Specific relevant policies:

National Planning Policy Framework 2024 (NPPF)

- Section 2: Achieving Sustainable Development: Sets out the overarching purpose of the planning system — to meet present needs without compromising future generations. It defines three interdependent objectives: economic (supporting growth and infrastructure), social (delivering homes and healthy communities), and environmental (protecting natural and built assets). It introduces the presumption in favour of sustainable development, guiding decisions toward net-positive outcomes.

- Section 12: Achieving Well-Designed and Beautiful Places: Emphasises the importance of high-quality, inclusive and locally responsive design. It requires development to be visually attractive, functionally coherent, and sympathetic to local character. Design codes and guides are encouraged to provide clarity, and poorly designed developments should be refused. Significant weight is given to schemes that reflect local design policies or demonstrate outstanding innovation.

Manchester's Local Development Framework Core Strategy (2012 / 2024)

- SP 1 – Promotes sustainable, inclusive growth by focusing development in accessible locations and supporting regeneration, environmental quality, and community cohesion.
- CC 9 – Requires high-quality design that respects heritage assets and enhances Manchester's townscape character.
- CC 10 – Supports inclusive neighbourhoods with diverse housing, services, and public spaces to meet community needs.
- H 3 – Prioritises regeneration in North Manchester, improving housing choice, connectivity, and environmental quality.
- EN 1 – Sets principles for good urban design, requiring development to respond to local context and reinforce character.
- EN 4 – Encourages low and zero-carbon development through energy-efficient design and renewable technologies.
- EN 8 – Requires climate-resilient design addressing flood risk, overheating, and biodiversity through adaptive measures.
- DM 1 – Provides criteria for assessing planning applications, including amenity, access, design, safety, and sustainability.

Places for Everyone Plan (2024)

- Policy JP-S1: Sustainable Development: Sets out the overarching spatial strategy for delivering inclusive growth, environmental resilience, and efficient land use across Greater Manchester.
- Policy JP-S2: Carbon and Energy: Requires new development to minimise carbon emissions through energy-efficient design, low-carbon technologies, and compliance with net zero targets
- Policy JP-G1: Landscape Character: Requires development to reflect and respond to the special qualities and sensitivities of identified landscape character types, enhancing their condition and distinctiveness.
- Policy JP-C8: Transport Requirements of New Development: Ensures new development supports active travel, public transport integration, and mitigates air quality impacts, particularly near sensitive ecological sites.

Supplementary Planning Documents

- Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD)

Assessment

The following section will evaluate the developments in accordance with the NPPF and relevant policies and supplementary design guidance of the Council to demonstrate why the development should be considered as acceptable in principle and in strict accordance with the Council's development criteria.

The main considerations for this application are its potential visual and amenity impact on the site and character of the surrounding area, and any parking concerns.

Principle of Development

This application seeks retrospective planning permission for the retention of a single-storey outbuilding within the rear/side garden of 8 Lichfield Drive, Crumpsall, located in settlement limits. The site is located within a well-established residential area, designated as part of Manchester's Inner Area and North Manchester growth zone, and benefits from good connectivity, generous plot proportions, and no significant planning constraints. The outbuilding is designed for incidental residential use, comprising a gym, office, kitchenette, and WC/shower room, and is positioned to respect the spatial layout and amenity of the host dwelling and neighbouring properties.

The principle of development should be considered acceptable and compliant with both national and local planning policy frameworks. The development aligns with Section 2 of the National Planning Policy Framework (2024), which promotes sustainable development that meets present needs without compromising future generations. The outbuilding supports home working, health, and leisure, contributing to the social and economic objectives of the NPPF. It also complies with Section 12, which emphasises well-designed and locally responsive development. The building is visually subservient, uses materials consistent with the host dwelling, and is contained within the site boundary, ensuring coherence with the surrounding townscape. Section 15 is also satisfied, as the development does not impact biodiversity or ecological networks and retains a large garden area.

At the local level, the development accords with Policy SP 1 of Manchester's Core Strategy by supporting inclusive growth within an accessible urban location. It complements the regeneration aims of Policy H3 for North Manchester, enhancing residential amenity and flexibility without overdevelopment. The design responds positively to Policy EN 1, respecting local character, scale, and materials, while Policy CC 9 is met through the sensitive integration of the outbuilding into the existing built form. The development also supports Policy CC 10 by enabling inclusive living arrangements, including space for home working and wellbeing.

From an environmental perspective, the outbuilding incorporates rooflights for natural illumination and uses durable materials, contributing to the aims of Policy EN 4 and EN 8 in promoting energy efficiency and climate adaptation. The modest scale and dual-pitched roof form reduce visual impact and overheating risk, whilst facilitating rainwater run-off. The development also satisfies Policy DM 1, which sets out criteria for development management, including amenity, access, safety, and compatibility with surrounding uses.

Under the Places for Everyone Plan (2024), the development supports Policy JP-S1 by making efficient use of land within a sustainable urban location. It aligns with Policy JP-S2 by minimising operational energy demand through passive design features and low-carbon materials. The building respects the suburban landscape character in accordance with JP-G1 and does not compromise transport or air quality objectives under JP-C8, given its ancillary domestic nature and proximity to public transport.

Overall, the retention of the outbuilding satisfies the relevant national and local planning policies. It enhances the functionality and flexibility of the residential plot while maintaining visual harmony, neighbour amenity, and environmental integrity; it should therefore be considered as acceptable in principle.

Design and Visual Amenity Impact

The outbuilding at 8 Lichfield Drive has been designed to sit comfortably within the established residential context of the Crumpsall area. Its single-storey form, modest scale, and subservient positioning within the rear/side garden ensure that it does not dominate the host dwelling or disrupt the prevailing character of the street scene. The building is aligned along the side boundary of a generously sized corner plot, allowing it to be accommodated without compromising the openness or amenity of the garden setting.

The external materials have been carefully selected to reflect those of the main house and surrounding properties. Red facing brickwork, black PVC-framed windows and doors, and concrete interlocking roof tiles are all consistent with the palette of the local area. The dual-pitched roof form with integrated rooflights adds architectural interest while maintaining a domestic scale and appearance. These design choices ensure the outbuilding reads as a coherent and complementary addition to the site.

The structure is visually contained by existing gravel board and timber fencing, which defines the site boundary and preserves privacy for both the applicant and neighbouring residents. Its discreet location, set back from the public realm, means it has no adverse impact on the character or appearance of the wider area. Overall, the development accords with the design principles set out in Policies, DM1, EN1 and CC 9 of the Manchester Core Strategy, as well as Section 12 of the National Planning Policy Framework, by delivering a high-quality, contextually appropriate form of development that enhances the functionality of the home without detracting from local character.

Amenity Impact

The outbuilding has been designed and positioned to ensure it does not disrupt neighbouring amenity and instead enhances the enjoyment of the host dwelling. Located within a large corner garden, the structure is set back and away from shared boundaries and screened by soft landscaping, gravel board and timber fencing, which defines the site edge and maintains privacy for both the applicant and surrounding residents. Its single-storey form and modest ridge height prevent any sense of overbearing or overshadowing, and no windows face directly onto adjacent gardens. The presence of the Metrolink tramline along the western boundary of the site means there are no adjoining residential neighbours in that direction,

reducing potential impacts on neighbouring amenity and reinforcing the sense of enclosure and privacy for the outbuilding.

The internal use of the building, comprising a gym, office, kitchenette, and WC/shower and is incidental to the main dwelling and does not generate noise or activity beyond typical domestic levels. The development contributes positively to the quality of life for occupants by providing flexible, incidental space that supports home working, personal wellbeing, and recreational use. These functions are increasingly important in modern residential living and reflect the evolving needs of households. The retention of generous garden space around the outbuilding ensures that outdoor amenity is preserved, there is no overdevelopment and that the overall arrangement remains in keeping with the character and expectations of the surrounding area.

This approach is consistent with Policy DM 1 of the Manchester Core Strategy, which requires development to safeguard residential amenity, privacy, and compatibility with surrounding uses. It also aligns with Section 12 of the National Planning Policy Framework (2024), which promotes well-designed places that function effectively and respond to local character, and with Policy CC 10, which supports inclusive neighbourhoods that meet diverse living needs. The development further supports Policy JP-S1 of the Places for Everyone Plan (2024), which encourages development that enhances well-being and makes efficient use of land in sustainable locations.

Parking and Highways

The Highway Agency would be unlikely to raise any objections to the development, as it is not considered that the development, which is small-scale, would result in any significant harm to the existing parking arrangements at the site. The development is therefore in line with the council parking policies and guidance.

Planning Balance

In assessing the planning balance, the development for the retention of the outbuilding at 8 Lichfield Drive must be considered in light of the presumption in favour of sustainable development, as set out in Section 2 of the National Planning Policy Framework (2024). The development contributes positively to all three interdependent objectives of sustainable development:

Economically, the outbuilding supports flexible working arrangements by providing a dedicated home office space. This aligns with the evolving nature of employment and contributes to local economic resilience by enabling residents to work productively from home, reducing commuting demand and supporting a more adaptable workforce.

Socially, the development enhances the quality of life for occupants by providing additional space for health and wellbeing (through the gym), personal care (via the WC/shower), and domestic functionality (kitchenette). These facilities are incidental to the main dwelling and reflect modern living needs, particularly in the context of increased home-based activity. The development supports inclusive living and contributes to the long-term adaptability of the home.

Environmentally, the outbuilding has been designed with durable materials, a modest footprint, and passive design features such as rooflights for natural illumination. It retains generous garden space and does not impact biodiversity or ecological networks. It is also well designed and does not disrupt the amenity of neighbouring occupiers.

There are no identified harms to the character of the area, residential amenity, or environmental quality. The building is visually subservient, well-screened, and compatible with the surrounding residential context. The development represents a sustainable form of development that delivers clear social and economic benefits without generating any material planning harm.

On balance and based on current policy, the development should not warrant a refusal in this instance.

Conclusion

The development will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the site or the surrounding area's environment.

As such, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this development or feel that certain conditions would be necessary to accommodate this development, Planning by Design would welcome conversation on any of these matters.

Appendix 1 – Photographs of the outbuilding



