PLANNING APPLICATION SUPPORTING STATEMENTS PACK

Proposed Domestic Duck House / Garden Outbuilding and Low-Level Platform

30 Alford Avenue, Manchester, M20 1AQ

Item	Details
Applicant	Susannah Murphy
Contact	Chris Hurst
Application site	Private residential garden/amenity area serving 30 Alford Avenue
Site area	Approximately 145m²
Proposal	Domestic duck house/garden outbuilding with central storage/work room, low-level platform, shallow fall roof, lighting, ventilation, rainwater collection and biodiversity enhancements
Outbuilding body	Approximately 7.2m wide x 3m deep x 2.4m high from platform level
Roof	Contained broadly within the 7.2m x 3m outbuilding footprint, with shallow mono-pitch/fall roof and minor fascia/drip-edge only
Platform	Low-level levelling platform below 300mm above lowest adjacent ground level
Use	Ancillary domestic garden use; secure duck housing, storage and wellbeing support
Version	No-overhang roof version - prepared to align with revised drawings and Planning Portal draft

Important note: This pack is intended to accompany the full planning application, scaled drawings, site plans, Certificate B notice evidence and supporting evidence. It should be read with the revised no-overhang roof drawings, not the earlier larger 8.4m x 4.8m canopy concept.

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1. Submission Cover Note

This pack supports the full planning application for the erection of a detached domestic garden outbuilding / duck house with central storage/work room, a low-level levelling platform below 300mm, shallow mono-pitch/fall roof, external lighting, ventilation, rainwater collection and associated biodiversity enhancements at 30 Alford Avenue, Manchester, M20 1AQ.

The proposal has been revised from the earlier larger overhanging roof/canopy concept. The current proposal is a more modest no-overhang version, with the roof contained broadly within the 7.2m x 3m outbuilding footprint and only minor fascia/drip-edge detailing where required. This reduces the visual scale of the structure and avoids the roof extending towards the diagonal boundary.

The development is intended to remain ancillary to the residential garden use. It is not proposed as a separate commercial premises, shop, public attraction, independent business unit or new dwelling. The primary use of the property and garden remains residential.

The application is supported by scaled plans and elevations, existing and proposed site plans, a BNG/habitat impact plan, a flood-risk statement, a management statement addressing waste/odour/pests/ventilation, lighting details, materials details, Building Control correspondence, Planning correspondence, Premises Licensing/APHA evidence and Certificate B notice evidence for Southway Housing Trust.

2. Planning, Design, Access and Management Statement

2.1 Site context

The application site forms part of the private residential garden/amenity area serving 30 Alford Avenue. The wider site area is approximately 145m² and consists of a mixture of grass/soil, existing slabbed/hardstanding areas, a former shed/outbuilding base, access areas, retained planted areas and retained mature trees/landscape features.

The garden is used for ordinary domestic garden purposes, including garden enjoyment, seating/garden activity, storage and the keeping of domestic ducks/poultry for personal enjoyment, wellbeing and mental-health support. The ducks are currently kept in temporary/movable domestic arrangements pending secure purpose-built accommodation.

The application site is not used as a separate commercial premises, shop, public-facing business or visitor attraction. There is no commercial signage, no regular customer footfall and no proposed change to the primary residential character of the property and garden.

2.2 Proposed development

Element	Proposed details
Outbuilding / duck house	Approx. 7.2m wide x 3m deep, with central storage/work room and 8 duck pens.
Roof	Shallow mono-pitch/fall roof contained broadly within the 7.2m x 3m footprint, draining to guttering and water butt. No large roof/canopy overhang is proposed.
Platform	Low-level timber levelling platform below 300mm above the lowest adjacent ground level.
Materials	Treated timber frame, galvanised corrugated metal cladding, black trims/fascia, black EPDM/rubber roof membrane or equivalent, galvanised mesh pen fronts, black/dark framed doors.
Lighting	Warm white, low-level, downward-facing LED lighting, motion/timer controlled and managed to avoid nuisance/light spill.
Ventilation	Domestic-scale ventilation/extractor measures for air

	quality and odour control, with maintenance and cleaning regime.
Rainwater	Roof water directed via guttering/downpipe to a 110-litre water butt and/or controlled discharge to permeable garden/soakaway within the site.
Biodiversity	Retained trees, retained grass/soil, planted areas, raised pollinator planting, insect/bee habitat, bird boxes, hedgehog features/highway and water-butt use.

2.3 Design and appearance

The design is intended to appear as a neat, modern domestic garden outbuilding rather than an ad-hoc animal enclosure. The galvanised metal cladding and black detailing are intended to create a tidy, durable and low-maintenance appearance consistent with modern garden-room/outbuilding design.

The revised roof is contained broadly within the building footprint, reducing bulk and avoiding the earlier larger canopy/overhang. The overall aim is to provide a clean, contained and managed structure that improves the appearance and functioning of the garden compared with temporary duck accommodation.

Existing mature trees and planting are retained. These provide a natural backdrop and screening to the proposed structure.

2.4 Access and parking

No new or altered vehicle access is proposed. No new or altered pedestrian access from the public highway is proposed. No new public road, public right of way, diversion, extinguishment or creation of rights of way is proposed.

Existing residential parking/access arrangements remain unchanged. The proposal does not add, remove or alter parking spaces.

2.5 Residential amenity and management

The proposal is designed to minimise potential impacts on neighbouring amenity. The duck house is contained within the private garden area, with no public-facing commercial activity, no customer visits and no change to the wider residential use.

Noise will be limited by the domestic scale of the use, the enclosed pen design and routine management. Ducks will be kept as domestic animals/poultry for personal enjoyment and wellbeing support, not as an intensive commercial enterprise.

Odour, waste and pests will be managed through sealed feed storage, external water/feed arrangements where possible, absorbent bedding, daily checks, regular cleaning, secure waste handling and appropriate disposal/composting routes. Further detail is provided in the Waste, Cleaning, Odour, Pest and Ventilation Management Statement below.

2.6 Boundary note

The submitted plans are for planning purposes only. The boundaries are shown based on lease/title plan information, OS mapping, imagery and site measurements. The plans are not intended to determine or concede the precise legal boundary position.

The Land Registry title plan is relied upon only to show the general leasehold extent/context, not as an exact boundary determination. The application drawings are intended to show the location, scale and relationship of the proposed development for planning assessment.

[redacted]

4. Flood Risk Statement

This Flood Risk Statement is provided because the local planning authority has indicated that the property lies within Flood Zone 2 and that a proportionate flood-risk note may be required.

The proposal is for a small ancillary domestic garden outbuilding/duck house and low-level platform. It does not create a new dwelling, does not include sleeping accommodation and does not introduce vulnerable residential accommodation. The ducks can be moved/managed in the event of severe weather or flood warning.

The platform will remain below 300mm above the lowest adjacent ground level and is not intended to materially raise ground levels or form a raised terrace. The wider garden will remain substantially permeable and in domestic garden use.

Surface water from the roof will be collected by guttering/downpipe and directed to a 110-litre water butt for garden/non-potable use, with overflow to the existing permeable garden/soakaway within the site. No surface water will be intentionally discharged onto neighbouring land or the public highway.

The proposed materials are suitable for a domestic garden outbuilding and are capable of being cleaned, maintained and repaired if required. Feed/bedding and waste materials will be stored securely and kept off wet ground where possible.

The proposal is not expected to increase flood risk elsewhere. It is small in scale, does not introduce sleeping accommodation, retains the majority of the garden as permeable domestic garden land, and incorporates rainwater collection and controlled surface-water management within the application site.

5. Biodiversity Net Gain - De Minimis Exemption Statement

This statement supports the applicant's view that the general Biodiversity Gain Condition does not apply because the proposal falls within the de minimis exemption.

The application site is an existing residential garden. It includes grass/soil, existing slabbed/hardstanding areas, a former shed/outbuilding base, retained mature trees, retained planting and domestic garden features. No priority habitat, irreplaceable habitat, designated biodiversity site, protected geological feature, watercourse or hedgerow is known to be present within the affected area.

No trees are proposed to be removed. No hedges are proposed to be removed. No linear habitat is proposed to be removed or degraded. Existing mature trees and garden planting are retained.

The proposal has been designed to partly use existing slabbed/hardstanding areas and/or the former shed/outbuilding base. These are shown separately on the BNG/Habitat Impact Plan as existing low-value/non-vegetated areas.

The grass/soil habitat with biodiversity value affected by the proposal is approximately 20.16m². This is below 25m². The applicant therefore considers the development to fall below the de minimis threshold, with 0m of onsite linear habitat affected and no known priority habitat affected.

Biodiversity enhancements are proposed within the retained garden. These include retained mature trees, retained plants/flowers, retained grass/soil areas, raised pollinator flower beds, bee/insect habitat, bird boxes, bird bath/bee water station, hedgehog house, hedgehog highway/gaps beneath/around the platform, rainwater collection and ongoing nature-friendly garden management.

The submitted BNG/Habitat Impact Plan identifies existing hardstanding/slabs, former shed base, retained planting, retained trees, affected grass/soil habitat and proposed biodiversity enhancements. The applicant asks the local planning authority to accept that the BNG requirement does not apply by virtue of the de minimis exemption, or alternatively to treat the submitted information as proportionate to the very small domestic garden nature of the proposal.

BNG item	Position
Known priority habitat affected	No
Known irreplaceable habitat affected	No
Trees removed	No
Hedges removed	No
Linear habitat affected	0m
Grass/soil habitat affected	Approx. 20.16m²
Existing slabs/former shed base	Shown separately; not relied on as grass/soil habitat loss
Enhancements	Pollinator planting, bird boxes, hedgehog features/highway, insect/bee habitat, water butt, retained trees/plants/grass

6. Waste, Cleaning, Odour, Pest and Ventilation Management Statement

6.1 Feed and water management

Feed will be stored in sealed containers within the central storage/work room or other secure container. Feed will not be left loose in the garden.

Water will be managed to reduce spillages and wet bedding. External or controlled water points may be used where practical to reduce pooling, mud and bedding contamination.

6.2 Bedding and cleaning

Absorbent bedding, such as pine shavings or equivalent suitable bedding, will be used to reduce moisture and odour.

The duck house will be checked daily and cleaned regularly. Bedding/waste will be removed as required, with a full clean on a routine basis depending on conditions, weather and duck numbers.

Waste bedding will not be left loose in the garden. It will be handled in a controlled manner and either composted where appropriate, placed in suitable garden-waste/domestic waste routes where permitted, or otherwise disposed of responsibly.

6.3 Odour and ventilation

The outbuilding will include ventilation to support airflow, animal welfare and odour control. Any extractor fan/ventilation equipment will be domestic-scale, maintained and used for air quality and welfare purposes only.

Odour risk will be controlled through dry bedding, regular cleaning, sealed feed storage, reduction of standing water, routine checks and appropriate ventilation. The use will remain domestic and small-scale.

6.4 Pest management

Pest attraction will be minimised by sealed feed storage, prompt removal of spilled feed, regular cleaning, controlled waste storage and keeping bedding/waste contained.

The structure will be predator-resistant and designed to protect ducks from foxes and other predators. Mesh, doors and fixings will be maintained in good condition.

7. Lighting Statement

External lighting will be warm white, low-level and downward-facing. It will be used for visibility, safety, animal care and garden access only.

Lighting will be motion/timer controlled where practical and will be managed to avoid unnecessary late-night illumination. The intended lighting pattern is low-level evening/security lighting, with lights off after approximately 11pm except where limited motion activation is required for safety/security.

Lighting will be directed within the site and not towards neighbouring windows or gardens. No floodlighting or high-intensity security lighting is proposed.

The lighting is intended to improve safe access and welfare checks without causing glare, light spill or nuisance.

8. Materials Schedule and Receipts Statement

Element	Existing material/finish	Proposed material/finish
Garden surface	Grass/soil/waterlogged garden ground; existing slabs/hardstanding in parts	Low-level timber platform below 300mm, finished/sealed for safe access, with retained grass/soil and planted areas around it
Main frame	No permanent purpose-built duck house	Treated timber structural frame
External walls	Temporary timber/mesh duck arrangements	Galvanised corrugated metal cladding, silver/grey metallic finish
Trims / fascia / corners	N/A	Black external trims, fascia, corner pieces and edge detailing
Roof	N/A	Black EPDM/rubber roof membrane or equivalent waterproof roof covering; shallow fall roof contained

		broadly within footprint
Platform frame/supports	N/A	Treated timber platform support frame/posts, exterior-grade preserver/sealant, height below 300mm
Pen fronts	Temporary mesh arrangements	Galvanised welded mesh in black/dark framed doors, with solid lower kickboards where required
Central doors	N/A	Black outward-opening timber or metal-framed doors
Lighting	Existing domestic garden lighting/festoon lighting only	Warm white low-level downward-facing LED lighting, motion/timer controlled
Rainwater goods	N/A	Black guttering/downpipe where required, directed to 110-litre water butt for garden/non-potable duck/garden management use

Order receipts and material invoices may be submitted separately as a Materials Schedule and Order Receipts PDF. These are provided to support the proposed materials and demonstrate that the materials are domestic garden construction materials rather than industrial/commercial equipment.

Any receipts should be summarised rather than uploaded as an unorganised bundle. Suggested categories: treated timber, OSB/boarding, galvanised metal cladding, mesh, EPDM/rubber roof covering, fixings, lighting, ventilation, guttering/water butt, timber preserver/sealant and biodiversity features.

9. Supporting Documents Schedule

No.	Document name	Purpose
01	Location Plan 1-1250 - Red Line Site.pdf	Formal location plan showing site edged red and surrounding street context.
02	Leasehold Title Plan GM607304.pdf	Supporting title/leasehold context only; not relied upon as exact boundary determination.
03	Existing Site Plan DH-EX-001.pdf	Shows existing garden, slabs, former shed base, grass/soil, access, trees/planting.
04	Proposed Site Plan DH-PR-001.pdf	Shows duck house, platform, roof within footprint, water butt and retained garden areas.
05	BNG Habitat Impact Plan DH-BNG-001.pdf	Shows affected grass/soil habitat, hardstanding, retained/proposed biodiversity features.
06	Platform Base Plan and Section.pdf	Shows platform height below 300mm, supports and relationship to ground.
07	Duck House Elevations and Roof Plan - No Overhang.pdf	Shows front/side/rear elevations, roof plan, dimensions and materials.
08	Planning Design Access and Management Statement.pdf	Main planning/design/management justification.
09	[redacted]	[redacted]
10	Flood Risk Statement.pdf	Proportionate Flood Zone 2 surface-water/flood-risk note.
11	BNG De Minimis Exemption Statement.pdf	Explains why BNG condition is considered not to apply.

12	Waste Odour Pest and Ventilation Statement.pdf	Management of bedding, waste, pests, odour and ventilation.
13	Lighting Statement.pdf	Low-level, downward-facing lighting details.
14	Materials Schedule and Receipts.pdf	Summary of proposed materials and receipts/invoices.
15	Building Control Email.pdf	Evidence of Building Control advice.
16	Planning Advice Email - Holly Wright.pdf	Evidence of Planning advice and validation requirements.
17	Premises Licensing Email.pdf	Evidence regarding licensing position.
18	APHA DEFRA Registration Evidence.pdf	Responsible keeping / registration evidence.
19	Southway Certificate B Notice Evidence.pdf	Evidence of notice served on freeholder/owner.
20	Site Photographs and Context Photographs.pdf	Photographs of garden, trees, access, waterlogging/current duck arrangements.

10. Suggested Conditions / Applicant Commitments

The applicant would be willing to accept reasonable planning conditions or commitments to address scale, use and amenity, including:

- The structure shall remain ancillary to the residential use of the property and garden.
- No separate commercial premises, public-facing shop, signage or visitor attraction shall be created.
- The roof shall remain contained broadly within the 7.2m x 3m duck house footprint, with no large overhanging canopy unless separately approved.
- The platform shall remain below 300mm above the lowest adjacent ground level.
- External lighting shall be low-level, downward-facing and managed to avoid glare/light spill to neighbouring properties.
- Rainwater shall be directed to a water butt and/or controlled discharge within the application site.
- Feed shall be stored securely and waste/bedding shall be managed through regular cleaning and appropriate disposal/composting routes.
- Existing trees/hedges shall be retained unless otherwise agreed.
- Biodiversity enhancements shown on the submitted plan shall be implemented and retained where practical.

Signed: _____

Name: Susannah Murphy / Chris Hurst

Date: _____