

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145565/FH/2026
Date registered valid: 30 March 2026
Proposal: Retention of ancillary outbuilding
Address: 1A Kingston Grove, Manchester, M9 6HD
Ward(s): Charlestown Ward

Applicant: Mr Vikas Vikas
Agent (if any): Mr R Anwar, RA Design & Project Management Ltd
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 21 May 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 April 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 April 2026 Expired: 29 April 2026

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site relates to part of the rear 'former garden area' associated with a two storey, detached dwellinghouse at 1A Kingston Grove, situated at the corner with Victoria Avenue East (A6104).

The site was formerly occupied by a detached single garage which occupied the rear of the site curtilage adjacent to the rear 'former' private amenity patio area, with access onto Kingston Grove.

Some mature hedging has been retained to the Kingston Grove frontage screening the main dwellinghouse and part of the new off-street parking area.

At the time of the site visit (April 2026) it was evident that the development had not been built in accordance with the original permission, ref: 142023/FH/2025, and non-permeable cement hardstanding had been installed to the site frontage.

The area comprises a mix of uses, with a large retail store and petrol filling station, and other retail and commercial uses at the junction of Victoria Avenue East and Rochdale Road, with the locality being predominantly residential in nature to the east along Victoria Avenue East.



Figure 1: Front view of retrospective development from Kingston Grove



Figure 2: View of the retrospective development and 1A Kingston Grove (main dwellinghouse).



Figure 3: View of retrospective development; including unauthorised non-permeable hardstanding to site frontage.



*Figure 4: Former amenity spaces afforded to 1A Kingston Grove – prior to any development.
(May 2025)*



Figure 5: Former view of the original detached single garage afforded to 1A Kingston Grove from Kingston Grove. (May 2025)

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The submitted application seeks planning permission for the retention of a single storey outbuilding.

The supporting information advises the outbuilding is used for the benefit of the applicant and their extended family.

The outbuilding provides two bedrooms, kitchen/diner and shower room for the occupant's use. The Planning Officer gained access inside the outbuilding and evidenced facilities of a fully integrated kitchen with appliances which were available for use.

The outbuilding has dimensions of approx. max ridge Height: 4.16 x Lengths: 6.41-7.23 x Width: 8.69 metres. The outbuilding sits against the common boundaries with no.55 Victora Avenue East (due west) and no.1 Kingston Grove (due north).

The outbuilding is constructed of red brick, white uPVC windows and doors and grey tiled dual pitched roof.

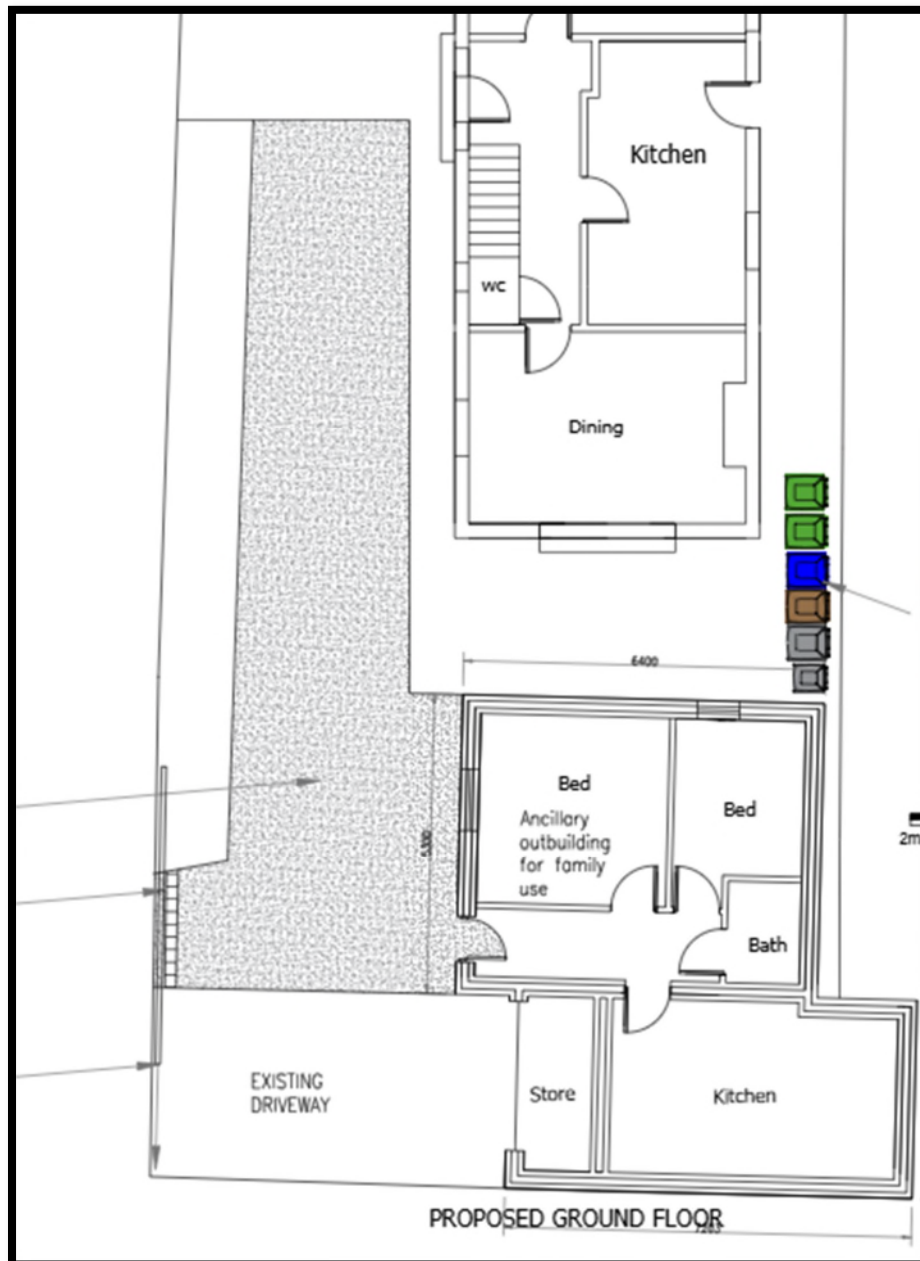


Figure 6: Proposed ground floor plan (plan ref: RAD/3230/25/1/RevC)

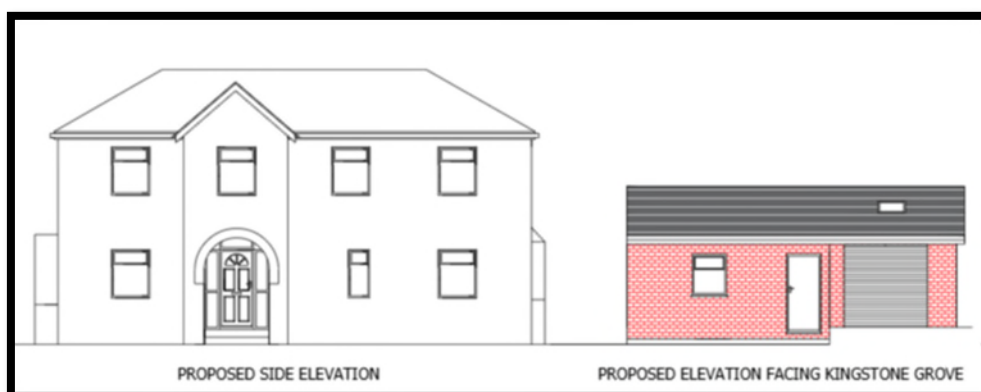


Figure 7: Proposed front elevation (plan ref: RAD/3230/25/1/RevC)

Negotiations during the Course of the Application

During the Enforcement and Building Control site inspection conducted 28/10/2025, photographic evidence was obtained that the development had not been built in accordance

with approved plans (condition 2) and the pre-commencement materials condition (5) had not been discharged - attached to planning permission 142023/FH/2025.

Following this inspection the applicant and agent were advised to enter into pre-application advice discussions with MCC planning department, in order to regularise the proposal.

During pre-app email discussions, the agent was advised on 11/12/2025 and 19/01/2025 by the LPA that the proposal as submitted for review, drawing reference: RAD/3230/25/1/RevC, could not be supported in principle. The reason for a refusal being; a fully self-contained planning unit cannot be supported in principle, in this domestic garden setting.

The LPA explicitly stated that the 'annexe' must be ancillary to main dwellinghouse, meaning the annexe occupants must still be dependent on the main house and not fully independent in how they function.

At the time of submission for the current planning application, no revised scheme was supplied, rather the same previously considered pre-application proposal was submitted – drawing reference: RAD/3230/25/1/RevC.

During the course of the application, the officer requested written clarification from the agent whether *"the retrospective development is entirely contained within the applicant's boundary site edged red?"*.

Additionally, the planning officer raised the following concerns by email dated 22/04/2026:

1. *The submitted plans do not accurately reflect the retrospective development on site. No aco-drain is present on site in association with the new cement hardstanding (it is therefore does not constitute permitted development) – this retrospective hardstanding requires planning permission.*
2. *The internal layout of the outbuilding differs to what is shown on plan.*
3. *There is no separation space retained between the development and the western shared boundary (adjacent to no.55).*
4. *The function of the detached retrospective development does not represent an ancillary function to the main dwellinghouse, No. 1A Kingston Grove. During Pre-App discussions, the LPA advised that either the kitchen or bathroom facility should be removed, in order to remove fully independent functionality – this has not been actioned.*

The agent sent their rebuttal including a sworn affidavit from a single occupant of the retrospective outbuilding, in support of the application, on 07/05/2026. No revised plans were received.

Planning History

ENF/16146/25 – Enforcement - Breach of condition attached to planning permission 142023/FH/2025. Complaints received 29 October 2025. Ongoing investigation.

The previous application for the development of the garage on site relates to:

142023/FH/2025 - Erection of ancillary outbuilding adjacent to existing garage. Approved 09.05.2025.

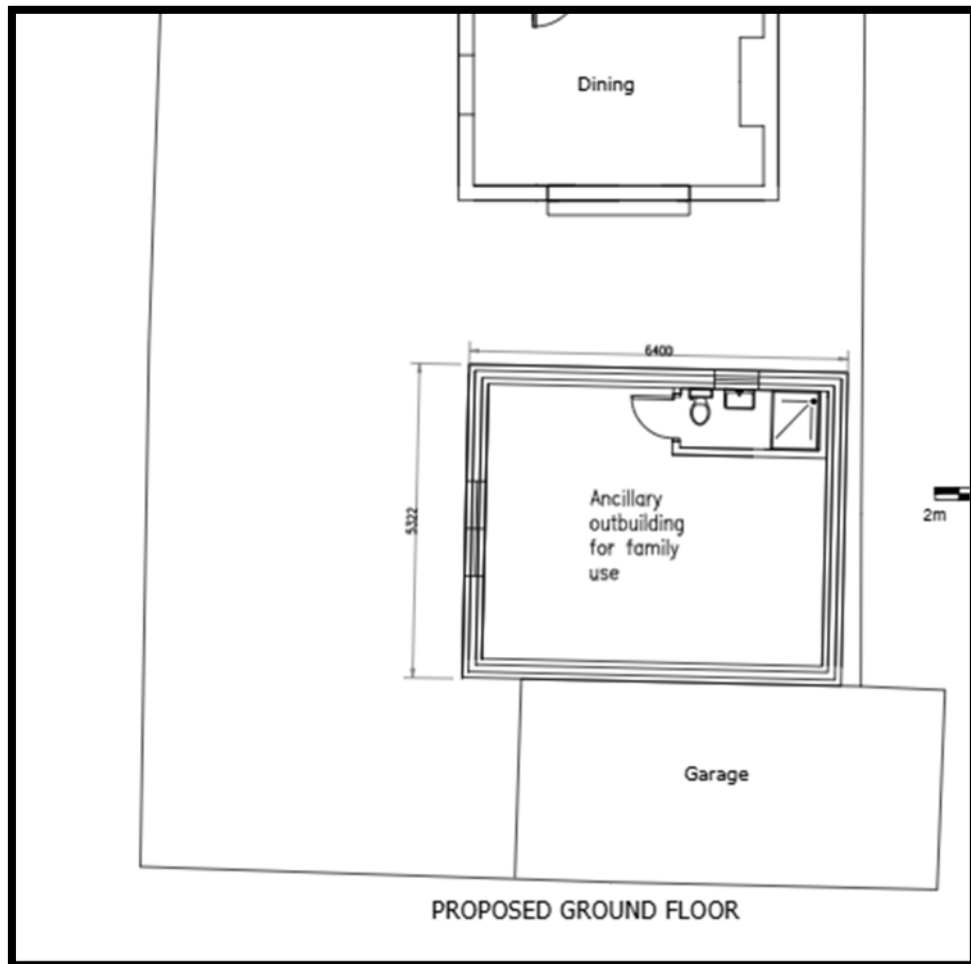


Figure 8: Approved ground floor plans; showing new ancillary outbuilding built adjoining the existing garage to be retained (plan ref: RAD/3230/25/1)

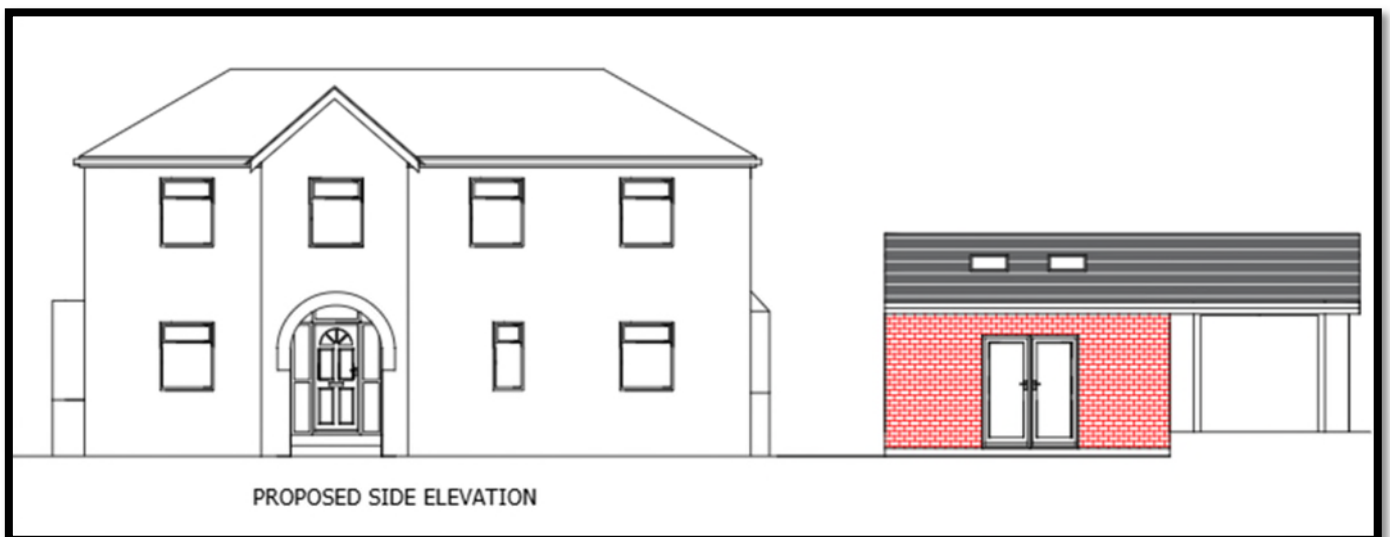


Figure 9: Approved front elevation of outbuilding; with retention of existing garage – albeit with an altered roof line to the front (plan ref: RAD/3230/25/1)

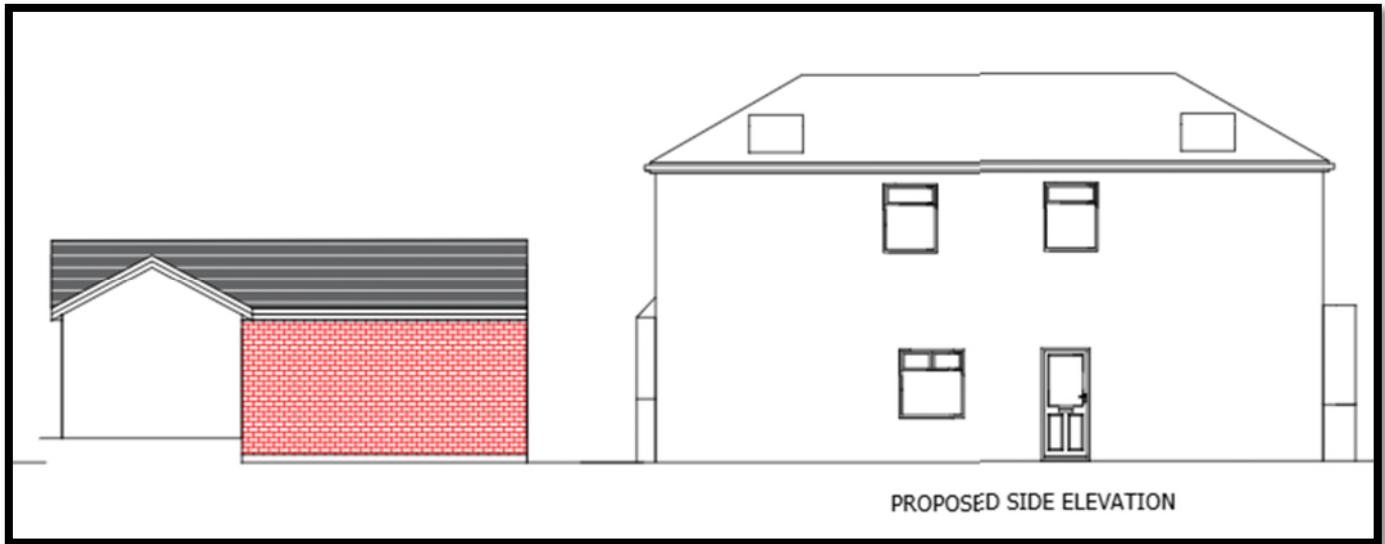


Figure 10: Approved west (rear) elevation; with retention of existing garage (plan ref: RAD/3230/25/1)

Condition 6 attached to this permission states –

“The detached outbuilding hereby approved shall only be used as incidental accommodation in connection with the existing residential property 1A Kingston Grove and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).”

Consultations & Notification Responses

Local responses

8 letters of representation were received from 6 local residents raising the following concerns:

- Concern regarding the ongoing use of the outbuilding as a separate independent dwelling, which does not reflect the approved ancillary use.
- Overdevelopment of the site
- Increased activity at the site; comings & goings
- Impacts on neighbouring amenity
- Increased vehicle activity and on street parking
- External lighting
- Noise
- Privacy concerns
- Changes to the character of the area.
- Unauthorised works including driveway alterations & installation (and subsequent removal) of gates
- Patterns of behaviour and independent occupation been ongoing since November 2025
- All of the original garden space has been lost and replaced with concrete to accommodate this separate independent building.
- The use of the outbuilding as a separate household alters both the function and appearance of the site and sets an undesirable precedent for similar development within the area.
- The applicant has previously undertaken development without proper consultation or agreement from neighbouring residents.

- A separate household use alters the function and appearance of the site.
- Potential boundary encroachment – *This a private civil legal matter.*

Councillor Basil Curley – Please investigate the issues raised by local residents.

Consultee responses

None

Policy

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

H 1 – Overall Housing Provision (partially superseded by PfE)

EN 1 – Design Principles and Strategic Character Areas

EN 14 – Flood Risk (partially superseded by PfE)

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1 – Residential Extensions

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

Manchester Residential Quality Guidance March 2017

The City Council's Executive has endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

Make it Manchester;
Make it bring people together;
Make it animate street and spaces;
Make it easy to get around;
Make it work with the landscape;
Make it practical;
Make it future proof;
Make it a home; and
Make it happen

National Planning Policy Framework

The National Planning Policy Framework (December 2024) – The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential extensions) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

Policy DP3 (Key principles for well-designed places) – This policy states that in order for development proposals to respond to their context and create well-designed places development proposals should consider context, liveability, climate, nature, movement, built form, public space and identity.

Issues

Principle of development:

The submitted application seeks planning permission for the retention of a single storey outbuilding. The applicant wishes to retain the current outbuilding on site. The construction works for the outbuilding started on 09/01/2025 and finished on 09/01/2026 – as stated in the submitted application form.

The submitted Design and Access Statement states that the retrospective outbuilding provides ancillary accommodation for relatives of the applicant. Ancillary outbuildings within residential settings have been approved previously across the City on a case-by-case basis. However, in this instance, the submitted proposal is not considered to demonstrate an ancillary use at this address. As such, potential harm in relation to residential amenity upon current and future occupiers and neighbouring residents are considered applicable, which cannot be supported.

No revised scheme was supplied for consideration during the course of the application and as such the proposal is considered to be against the provisions of policy DC1, DC26 of the UDP and Core Strategy policies SP1 and DM1. Such issues will now be discussed.

Not incidental, nor ancillary:

The retrospective outbuilding provides two bedrooms, kitchen/diner and shower room for the applicant's and/or occupant's use. These facilities constitute primary living accommodation, which enable day-to-day private domestic existence. The former garage use has been lost.

The Planning Officer gained access inside the outbuilding and evidenced facilities of a fully integrated kitchen with appliances were available for use. Additionally, during the accompanied inspection with the applicant, it was noted that both bedroom doors contained locks on them. The 'rear' bedroom could not be accessed at the time of the inspection, due to the applicant not having a spare key on site and the current occupant having the only key for this door on their person. In addition, a 'Ring' doorbell was evident externally beside the front door of the outbuilding.

The submitted DAS states that the outbuilding *"remains ancillary to the main house" and "functions as an extension of the main household, providing flexible living space to meet the needs of a modern family arrangement, such as accommodating relatives, guests, or multi-generational living."*

A sworn affidavit has been received in support of the application.

However, the applicant has not provided any substantive explanation about the nature of such ancillary use, particularly with regards to the level of self-containment. Moreover, the current application is not considered to have sufficiently demonstrated that the occupants of the outbuilding have a functional connection/degree of dependence with the main dwellinghouse – 1A Kingston Grove. Furthermore, it is noted that the proposal contains two double bedrooms and there has been no clear justification provided as to why each bedroom is required, nor any clarification as to how many occupants are proposed to inhabit these spaces (at any one time).

Whilst the outbuilding does not have separate utility metres, a letterbox or external post box, is not registered for council tax, and that the side has not been subdivided, these factors are not considered determinative to actual use.

Given the characteristics of the outbuilding (scale, layout and fitted contents), off street parking area within the site (former single driveway - see figure 2) and private access that is available to the applicant and/or occupant directly from Kingston Grove, the outbuilding could feasibly be lived in independently. As such, there would be no reliance on the main dwellinghouse, and so is not considered incidental nor ancillary.

The establishment of a separate dwellinghouse (self-contained planning unit) in this location would be at odds with the local pattern of development and introduce activity and associated noise and disturbance in close proximity to neighbouring properties, which would undermine the living conditions of these occupiers. This is contrary to the provisions within the NPPF, Core Strategy policies SP1 and DM1 and UDP policies DC1.

Impact on residential amenity:

Built form

The retrospective outbuilding (self-contained planning unit) sits against the common boundaries with no.55 Victoria Avenue East and no. 1 Kingston Grove. Whilst the development has led to a length of built form along the boundary with no. 55 Victoria Avenue East, no. 55 Victoria Avenue East has an existing single storey rear extension along the boundary. In addition, the development abuts an existing single storey garage present to the southern side of no. 1 Kingston Grove.

The proposed outbuilding would not unduly detrimentally affect the amenities of the occupiers of neighbouring residential properties, no. 55 Victoria Avenue East, and no.1 Kingston Grove, pursuant to policies DC1 and DM1, due to the design of the outbuilding, including nature and location of openings, in relation to the location, design and detail of neighbouring properties.

Furthermore, the retrospective outbuilding due to the siting, single storey nature and roof design is not considered to give rise to any significantly adverse issues associated with overshadowing, loss of light, or loss of outlook. No fenestration is proposed in the western side elevation facing the neighbouring property no.55; therefore, it is considered that overlooking impacts are negated.

Standard of accommodation

The retrospective outbuilding/ self-contained unit provides habitable living accommodation in the form of 2 double bedrooms, shower room and kitchen/diner. The gross internal area of the unit measures approximately 43m².

The Manchester Residential Quality Guidance (2017) stipulates Manchester's Emerging Space Standards, which states that any 'new' 2-bedroom, 4-person single storey dwelling must provide a minimum GIA of 70m².

As such, the unauthorised retrospective development is considered to provide an inadequate standard of accommodation, which falls significantly short of local and national minimum space standards.

Intensification of use of the application site

The retrospective development provides a 2-bedroom self-contained planning unit, therefore the provision of occupancy within the application site could feasibly increase by 4 persons (when reasonably considering the existing bedroom numbers & spaces). This number is in addition to the occupation of the three-bedroom main dwellinghouse – 1A Kingston Grove.

This self-contained planning unit could therefore feasibly enable different lifestyles and different patterns of behaviour, entirely separate from the applicant/main dwellinghouse, which would result in an increased frequency of comings and goings, with associated noise and disturbance. This in turn can have an adverse impact upon the living conditions of neighbouring residential occupiers, to the detriment of their amenity.

Private useable amenity space

During the course of the original planning application, 142023/FH/2025, attention was drawn to the anticipated loss "*loss of private usable amenity space for the occupiers*" as a result of the original proposal. However, this proposed loss of the rear hard surfaced garden area was justified as being acceptable on balance, due to the retention of hedging "*around the perimeter of the property at the back of pavement [which] enables the green garden space within the curtilage to the Victoria Avenue East and Kingston Grove frontages to function as usable amenity space*" – see figure 4.

However, as of April 2026, the applicant has since installed a significant amount of non-porous cement hardstanding to the former green garden space in front of the main dwellinghouse and new outbuilding, for the primary purpose of off-street parking provision – see figure 3.

Therefore, the provision of private useable amenity space within the site curtilage has been significantly reduced, which raises significant amenity concerns for the occupiers of the main dwellinghouse and the new self-contained planning unit.

The cumulative impact of the installation of the new hardstanding and provision of a new self-contained unit within the site, demonstrates a clear overdevelopment of the site.

In short, the scheme is considered to give rise to impacts upon current and future occupiers of the main dwellinghouse, new self-contained planning unit and to the surrounding neighbours which are not outweighed by the benefits of the additional accommodation for the application property. As such the proposal is contrary to the City Council's Planning Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Impact on visual amenity and the streetscene:

Notwithstanding the previous approval for a materially different scheme, it is understood that the applicant has fundamentally changed the internal layout of the outbuilding during its construction, demonstrating a more intensified use. Including the creation of two double bedrooms, larger shower room, alongside the inclusion and change of use of the former garage into habitable living accommodation – kitchen/diner. Whereas the original permission specified the creation of an ancillary room with modest shower room only and the retention of the separate existing ancillary garage, as indicated on the formerly approved plan ref: RAD/3230/25/1 – see figures 9 & 10. The retained garage structure was shown in white and the proposed extension shown in red brickwork.

Furthermore, the fenestration has been modified to include a front door (with Ring doorbell) and single window to the front elevation facing Kingston Grove, rather than the consented single pair of French doors, which originally would have afforded outlook over the applicant's retained amenity greenspaces (see figures 4, 7 & 9 for comparison). It is the view of the LPA that these unauthorised elevational alterations give rise to a more formalised front elevation, which in turn creates a greater degree of privacy for any intended occupants, considered more akin to the visual appearance and functionality of a separate residential dwellinghouse.

As such, due to the clear deviations made from the original permission (design and use), the existing outbuilding development on site does not afford consent, moreover there is not considered to be a legitimate fallback position for the applicant to retain the development in-situ.

When considered cumulatively alongside the provision of significant cement hardstanding across the site frontage, the retrospective development is considered to provide an incongruous feature which would be considered detrimental to the character of the surrounding area and furthermore would lead to inadequate useable amenity space retained within the site curtilage resulting in overdevelopment of the site.

In short, the proposed design and cumulative impact of the proposal is considered contrary in regard to the resultant appearance and so would be considered contrary to Policy DC1 of the UDP and Core Strategy policies SP1 and EN1.

Impact on Highway Safety:

The retrospective development has removed the garage on site, by creation of the self-contained unit.

Additionally, the applicant has installed new hardstanding to the Kingston Grove frontage, to create 3 additional off street parking spaces within the site curtilage – see figure 3. This would result in the total provision of 4 off-street parking spaces.

Notwithstanding the above, the absence of any surface water drainage incorporated into the new hardstanding, despite the ACO drain illustrated on plan ref: RAD/3230/25/1/RevC, therefore means this form of development requires planning consent.

The absence of drainage raises potential surface water concerns.

Waste:

Plan reference RAD/3230/25/1/RevC, see figure 6, shows the proposed provision of waste within the site curtilage for both the main dwellinghouse and additional planning unit.

Conclusion/Fall Back Position:

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the applicant could build an outbuilding with a maximum height of 2.5 metres; this providing it was to be used incidental to the enjoyment of the dwellinghouse, and does not include some form of primary accommodation. This would be considered the fall-back position, which is a material consideration in the decision-making process, of which the permitted development rights given by the Order comprise an element.

Therefore, when deciding a planning application, it may be argued with some effect that a development carried out to reduced dimensions or at a marginally lesser level, could be implemented using permitted development rights. The weight to be given to such a material consideration varies according to whether what could be built using the GPDO would have a broadly similar or worse impact to what is proposed; and the reasonable likelihood or possibility that, if permission were refused, permitted development rights would in fact be resorted to.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Officers have worked with the applicant in a positive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns cannot be overcome, given that the principle of development is unacceptable. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

1) Given the size and internal layout of the retrospective outbuilding, it has the appearance of a physically separate unit of residential accommodation, which is incongruous and out of keeping with the character of the area; its residential design and internal layout has all the characteristics and potential to incorporate the facilities so that it may be occupied as an independent form of residential accommodation, rather than being incidental or ancillary to the primary building.

The relationship of the proposed additional living accommodation to that of both the principal and neighbouring buildings, increases the potential for noise, activity and disturbance that would be detrimental to the living conditions of the existing and future occupiers of the main property, whilst harming the character of the surrounding area, and the living conditions of neighbouring properties.

As such, the retrospective development is considered to be contrary to Policies SP1, EN1 and DM1 of the Core Strategy and advice given in the Guide to Development in Manchester, Manchester Residential Quality Guidance and National Planning Policy Framework (NPPF).

2) The impact of the retrospective outbuilding considered cumulatively in association with the proliferation of hardstanding across the site frontage, would result in the loss of useable amenity space to the original dwellinghouse, creating inadequate private, external amenity space for current and future occupiers of the main dwellinghouse and self-contained unit. The proposal therefore represents an over development of the site to the detriment of the character and visual amenity of the area. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Appendix 1 – List of consultees & neighbours notified

57 Victoria Avenue East, Manchester, M9 6HP
2 Kingston Grove, Manchester, M9 6HD
1 Kingston Grove, Manchester, M9 6HD
55 Victoria Avenue East, Manchester, M9 6HP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA