PLANNING STATEMENT

Proposed Amendments to Detached Ancillary Annexe and Change of Use to a Separate Dwelling

46 Withenfield Road, Wythenshawe, Manchester, M23 9BS



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25th June 2026

1. Introduction

This statement supports the planning application for the building located to the rear of 46 Withenfield Road, Wythenshawe, Manchester, M23 9BS. The application is submitted on behalf of the owners of the property, Mr & Mrs Flanagan, who live at 46 Withenfield Road.

The application site is located within a residential area of Wythenshawe and falls within the administrative boundary of Manchester City Council. The existing dwelling at 46 Withenfield Road is an established single-family home.

Planning permission was previously granted by Manchester City Council for the erection of a detached ancillary annexe in the rear garden of 46 Withenfield Road (drawing references 001, 002, 003, and 004, received and stamped approved on 12 February 2016). That approval established the principle of residential accommodation within the curtilage of the main dwelling. The annexe has since been substantially constructed in accordance with those approved drawings.

This current application seeks planning permission for the following:

- Amendments to the roof to remove roof-lights and gable windows, to prevent habitable first floor living accommodation, ensuring the building remains a single-storey dwelling;
- A single storey porch to the west elevation:
- Completion of the largely constructed detached building for use as a self-contained, separate dwelling rather than as an ancillary annexe to the host property;
- The provision of dedicated off-street parking and turning facilities for the new dwelling.

The proposal represents a modest variation from the previously approved scheme, which will provide a self-contained family home in an area of established residential character.

Prior to submitting this application, surrounding neighbours have been notified of the proposals.

2. The Site and Surroundings

The application site forms part of the residential curtilage of 46 Withenfield Road. The entire curtilage of 46 Withenfield Road is substantial, measuring 36m wide and 37m deep. The land is generally level and provides ample room to accommodate both the existing house and the new dwelling along with requisite parking, turning area and landscaped garden. The site is bounded by timber close-board fencing, which is retained and supplemented as part of this proposal.

The surrounding area is characterised by established two-storey dwellings of traditional suburban form, with generous plot sizes typical of this part of Wythenshawe. To the north, south and west, the site is bordered by houses and to the east is a woodland within Wythenshawe Park.

There are no listed buildings or conservation area designations affecting the application site. The site does not fall within a flood zone, protected open space, or other statutory designation that would preclude residential development.

3. Description of the Proposed Development

3.1 The Building

The building has been largely constructed in accordance with the approved plans, although there are variations. The principal change to the building sought by this application is an additional single storey porch on the west elevation and amendments to remove windows and roof lights within the loft area (two roof lights are retained in the vaulted living/dining area). These changes will retain the building as single-storey accommodation, with no usable habitable floor space above ground floor level.

The building provides generously proportioned single-storey accommodation with the following:

- Kitchen/living area
- Lounge
- 4 Bedrooms
- Two bathrooms
- Utility room

This accommodation standard is entirely consistent with the requirements of a family dwelling reflecting Manchester City Council's space standards for new residential development and meeting the National Housing Standards.

The plans attached to the application explain the sequence and differences between the originally approved annexe, the as-built annexe and the proposed dwelling stages of development as follows:

- Originally approved revised plans for the annexe, stamped received on 12th February 2016 numbered 001 Rev B, Site Plan, 002 Rev A Plan, 003 Rev A Elevations, 004 Rev A Perspective
- 26 526 PL010 OS plan with site edged red showing the house and annexe
- 26 526 PL100 plans and elevations of the as-built annexe
- 26 526 PL020 OS plan with site edged red and blue showing new dwelling
- 26 526 PL200 plans and elevations as proposed new dwelling

3.2 External Appearance

The comparison drawing below illustrates the approved scheme in blue overlaying the building as constructed in black. The footprint of the building as-built, is broadly consistent with the approved plans, with the exception that a porch has been added to the west elevation.



The external materials and fenestration of the as-built structure are consistent in character with the surrounding residential properties, using materials appropriate to the Wythenshawe context. The outward appearance is of high quality construction.

Overall, the building is of a scale and design consistent with the surrounding development.

3.3 Access, Parking and Turning

The proposal makes provision for dedicated off-street parking and turning facilities for the new dwelling, accessed from Withenfield Road via a driveway to the side of the existing house. A turning arrangement ensures that vehicles can enter and leave the site in forward gear, in accordance with highway safety requirements.

Off street parking for two cars for the existing house is retained on the frontage.

The parking provision is appropriate for both dwellings and ensures that the additional dwelling will not generate additional on-street parking pressure in Withenfield Road.

4. Relevant Planning History

Planning permission was previously granted for the erection of a detached ancillary annexe within the rear curtilage of 46 Withenfield Road on 23 March 2016 (ref:110882/FO/2015/S2). The approved plans, received and stamped by Manchester City Council on 12 February 2016, comprised:

- Drawing 001 – Site Plan at 1:100
- Drawing 002 (Rev A) – Floor Plans at 1:50
- Drawing 003 (Rev A) – Elevations at 1:100
- Drawing 004 (Rev A) – Perspective Views

The approved scheme established the principle of residential accommodation in the rear garden. The building has since been substantially constructed in accordance with the approved drawings.

The permission was subject to various conditions including that:

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 46 Withenfield Road.

and

that development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

This application seeks to vary the first of these conditions and a letter is included with the application to verify the that the building has been safely constructed in accordance with the Remediation Strategy and that no contamination has been discovered.

5. Relevant Planning Policies

The planning framework within which this application is to be determined, is a complex combination of plans and documents, which are set out below.

5.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF, 2025) sets out the Government's over-arching planning policies for England and how these are expected to be applied and is therefore a material consideration. It reaffirms the legal principle that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF sets out the approach to decision taking at paragraph 11:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

**This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.*

Section 11 of the NPPF deals with Making Effective Use of Land and paragraph 129 states that:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

Section 12 deals with Achieving well-designed places and includes the following:

…...decisions should ensure that developments:

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);

5.2 The Manchester Local Plan

The Manchester Local Plan guides development within Manchester and includes the following relevant documents:

Places for Everyone Joint Development Plan 2022 to 2039 Adopted with effect from 21 March 2024

The Manchester Core Strategy adopted 2012 which is read alongside the **Addendum to the Manchester Core Strategy 2024**

Extant (remaining) Unitary Development Plan polices adopted 1995, many of which were replaced by the Core Strategy.

In addition to the development plan documents, there are supplementary planning documents. These provide further detailed guidance on the policies in development plan documents. The relevant supplementary planning document (SPD) is the **Guide to Development in Manchester SPD.**

The relevance of these documents is explained below.

Places for Everyone Joint Development Plan 2022 to 2039

The Places for Everyone Plan is the strategic spatial plan for Manchester and 8 other districts of Greater Manchester, which sets out the planning policy framework and provides "strategic policies". More detailed policies are being developed by the City, through the Local Plan. Being the most up-to-date policy document, this represents the primary consideration in assessing the application.

The plan incorporates at its heart a “Brownfield Preference” for development and explains this in the paragraphs below:

1.41 Districts have looked to maximise the contribution of brownfield land by applying higher densities in the most accessible locations, reviewing the employment land supply and seeking to identify more opportunities in our town centres. By working together the nine districts have been able to maximise the supply of the brownfield land at the core of the conurbation and limit the need extent of Green Belt release.

1.42 The majority of development between 2022 and 2039 (the "plan period") will be on land within the urban area, most of which is brownfield land. Within the plan period around 90% of housing, 98% of offices and 51% of industrial and warehousing development is within the urban area.

1.43 National planning policy does not support an explicit ‘brownfield first’ approach, as Local Authorities are required to be able to provide a 5 year supply of housing sites which are available and deliverable. If we cannot demonstrate that our brownfield land is available, then we are required to identify other land which may be Protected Open Land or Green Belt.

We are however adopting a 'brownfield preference' policy – we will do all that we can to make sure that our brownfield sites come forward in the early part of the plan period however to do this we need to continue to press Government for support to remediate contaminated land, to provide funding for infrastructure and to support alternative models of housing delivery.

4.41 The high growth in population has led to significant development pressures, not just in terms of new build developments but also more intensified use of existing properties such as conversions to houses in multiple occupation (HMOs). The proposed scale of job growth in the Core Growth Area, and the excellent location of the inner areas in relation to them, make it likely that there will continue to be significant pressures from population growth within this part of Greater Manchester.

Whilst the application site is not technically a brownfield site, it does represent an opportunity to realise the provision of an additional dwelling within the urban area, avoiding the release of protected land, which accords with the spirit of this policy.

The plan deals with Places for Homes at section 7 and the following extracts are of relevance, starting with Housing Land Supply:

7.8 There is a strong focus in this Plan on directing new housing towards previously-developed sites within the existing urban area. This will help to address existing dereliction and poorly used sites, as well as reducing the need to release greenfield and Green Belt land for development. Previously developed sites are often in relatively sustainable locations, close to facilities and served by existing infrastructure, and hence their reuse for housing can support wider objectives. Policy JP-H4 'Density of New Housing' will ensure that the most is made of such sites, particularly in more accessible locations, further reducing the need for additional land release.

7.9 A large number of previously-developed sites suitable for housing have been identified by districts in their Brownfield Registers, Strategic Housing Land Availability Assessments and Local Plans.

A further source of housing land supply will be small sites, which are typically not identified comprehensively in brownfield registers and strategic housing land availability assessments. It has been assumed that the supply of new dwellings on small sites will continue at the same rate in each district as has been seen over the last five years.

7.12 Table 7.1 illustrates that, in numerical terms, the existing supply of potential housing sites identified in the districts' strategic housing land availability assessments and small sites is adequate to meet the overall identified need, and demonstrates that brownfield land will be the predominant source of land over the plan period. However, meeting the numerical needs alone, is not enough. We must be able to demonstrate that its land supply has sufficient flexibility within it to demonstrate that it represents a deliverable, viable and robust land supply and will deliver a balanced and inclusive growth, thereby achieving the overall spatial strategy. In light of this and the need to ensure the Green Belt boundary can endure beyond the plan period it has been necessary to identify additional new sites across the city-region, over and above those in the existing land supply. Having considered a number of spatial options, it has been concluded that it in order to achieve this, it has been necessary to remove some land from the Green Belt and to allocate this land within this Plan for residential development.

The proposal for an additional dwelling on this site accords with the strategic objectives of this policy.

The plan sets out the following policy for the Type, Size and Design of New Housing Development:

Policy JP-H3: Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

All new dwellings must:

1. Comply with the nationally described space standards; and

2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness, including the use of modern methods of manufacturing that can help to improve the speed of delivery and increase building standards.

Policy JP-H4: Density of New Housing New Housing states that development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

The policy requires that regard should be had to the minimum densities set out according to location.

The thrust of the **Places for People Joint Development Plan** set out above are supportive of this application.

The Manchester Core Strategy Development Plan Document

This document dates from 2012 and forms part of the development plan and its policies provide the basis for planning decisions in the City. However, Policies C H1 Overall Housing Provision and CS Policy H2 Strategic Housing Location have been in part superseded by PfE Policy JP-H4 (set out above)

The Core Strategy replaced a large number of policies in the Unitary Development Plan; however, some of the UDP policies remain extant until they are superseded by policies in a future Development Plan Document. The following is summary of the Core Strategy policies of relevance to this application.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including:

• creating well designed places,

• making a positive contribution to health, safety and well-being,

• considering the needs of all members of the community, and

• protecting and enhancing the built and natural environment.

Policy H1 - Housing – requires proposals for new residential development to contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours.

Policy T2 - Transport - The Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and education opportunities.

Policy EN1 - Design Principles and Strategic Character Areas - Development in Manchester will be expected to have regard to the strategic character area in which the development is located. Development should be commensurate in scale with the prominence of its location.

Policy DM1 of the Core Strategy (Development Management) covers detailed issues and those relevant are considered below in the planning assessment.

Manchester Unitary Development Plan

The remaining relevant **Unitary Development Plan** policies are as follows:

Citywide Development Control Policies of which **DC 6. HOUSING ON "BACKLAND" SITES** sets out the following criteria:

> ***DC6.1*** *The Council will not normally grant consent for residential development on "backland" sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.*
>
> ***DC6.2*** *Development will not be permitted unless:*
>
> *a. there is no loss of privacy to adjoining dwellings and associated rear gardens;*
>
> *b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;*
>
> *c. the scale and design of the development is compatible with the character of buildings in the surrounding area;*
>
> *d. there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant appearance affecting either the existing or the proposed dwellings;*
>
> *e. the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;*
>
> *f. the proposed and existing dwellings retain adequate levels of private amenity space; and*
>
> *g. in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area.*
>
> The planing assessment will specifically address these criteria relative to the development.

The **Guide to Development in Manchester** promotes the following design attributes for new development:

• A high quality environment which reflects the purpose and place, designed having full regard to its context and the character of the area.

• The main face and pedestrian entrance to be adjacent to the main street, to contribute to its vitality and interest

• Buildings should relate well to each other. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.

6. Planning Assessment

6.1 Principle of Development

The site is located within the predominantly residential area, where new residential development is in principle acceptable. In addition, the principle of residential accommodation on this site was established by the original planning permission for the annexe. The only material change in planning terms is the proposed change of use from ancillary residential accommodation (an annexe) to a self-contained separate dwelling. It is considered that this change of use is acceptable in principle, given that:

- The site is in an established residential area and the proposed use is consistent with surrounding land uses;
- The building is substantially complete, having been constructed broadly in accordance with the approved plans and has no materially greater impact on neighbouring properties, or the character of the area than the approved building;
- The site is spatially capable of accommodating a self-contained dwelling with its own curtilage, parking and turning area, without any adverse impact on the character of the area;
- The provision of an additional dwelling in a sustainable urban location will help to meet housing need and avoid the release of protected land.

These issues are explained below.

6.2 Character and Appearance

The proposed dwelling is located within the rear/side garden of 46 Withenfield Road and is barely visible from the public highway and has no prominence visually within the street scene.

The building's footprint, as shown on the comparison drawing at section 3.2 above, is broadly consistent with the approved scheme, which was accepted and approved by the Council.

The main change to the approved external appearance is the increase in roof height by 1.4m, created by an increased pitch, as the eaves height remains at the approved level. This change is visible from nearby houses, particularly those at Lawnhurst Avenue. However, the building is seen at a distance of approximately 19m from the rear main wall of these houses, beyond a screen boundary fence (see images below).

Due to the separation distance and the relatively small scale of the additional area of roof, the visual impact on the outlook of houses at Lawnhurst Avenue is of marginal significance.

As the building is to the north of Lawnhurst Avenue, there is no impact on daylighting or sun-lighting of these properties.



View of houses on Lawnhurst Avenue houses from the proposed garden area



Aerial view, showing the relationship between the new house and Lawnhurst Avenue

The relationship with the adjacent house at 44 Withenfield Road is explained in the images below. This detached house has a side elevation with no habitable room windows facing the application site. The boundary is secured with a close boarded screen fence and it is not considered that the proposed development will have any material impact on the amenity of this dwelling.





Aerial views showing the relationship between the site and 44 Withenfield Road

6.3 Impact on 46 Withenfield Road

The proposed dwelling is set within a generous curtilage, with existing close-board timber fencing retained and supplemented on all boundaries to ensure privacy. This includes a new 1.8m close boarded fence along the boundary between 46 Withenfield Road and the new house.

The new building is located to the south of the existing house, occupying around 60% of the total curtilage. The remaining house will retain a substantial rear garden around 18m long by 12m wide, as shown below.



Rear garden to be retained by no.46

The new building is located to the south of the retained rear garden of no.46. Due to its relatively low height and separation distance, the new building has no material adverse effect on sun-lighting to the existing house or garden. The image below, taken in mid-March shows that there is no over-shadowing of the garden to no.46 from the new building.

Whilst the new building presents a significant change of the original outlook from the existing house and garden, its single storey form does not create an over-bearing impact. Moreover, the relationship of the new building to the existing house, is something which was considered by the Council when the application for the annexe was approved.



View of the building from the garden of no.46 in mid-March

6.4 Backland Development

The seven criteria set out in the **Unitary Development Plan Policy DC 6. HOUSING ON "BACKLAND" SITES** are assessed below.

a. there is no loss of privacy to adjoining dwellings and associated rear gardens;

The single storey building is set in a substantial plot, which will be screen fenced on all sides and there will be no windows above ground level apart from two roof lights to the vaulted ceiling of the living/dining area.

Habitable room windows are confined to the south elevation of the building, in the same way as the approved layout for the annexe, shown below. These windows will look on to a private garden, separated from the houses on Lawnhurst Avenue by a 1.8m high close boarded fence.

The relationship of the proposed house to the neighbouring properties is the same as that of the approved annexe, with reasonable spacing and adequate privacy.



The approved annexe layout

b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;

The access is taken off the head of the cul-de-sac and via an existing private drive between 44 and 46 Withenfield Road. A turning and parking area provides adequate parking for a 4-bed dwelling and vehicles will be able to enter and leave the site in forward gear. The extent of noise and disturbance associated with a 4-bed dwelling is unlikely to be excessive or intrusive to any neighbouring property.

c. the scale and design of the development is compatible with the character of buildings in the surrounding area;

The approval of the annexe implies that the Council accepted the scale and design of the building and the current application is broadly similar in scale and design. The differences from the approved annexe that do exist, are not significant and do not impact on the character of the area.

d. there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant appearance affecting either the existing or the proposed dwellings;

As explained above, the proposed house has adequate spacing from nearby houses and is surrounded by private garden areas. Its layout and separate use will not materially affect the living conditions of any of the neighbouring properties.

e. the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;

No trees, or wildlife habitats are affected by the proposals.

f. the proposed and existing dwellings retain adequate levels of private amenity space;

Both the existing house and the new house have generous curtilages, which include significant private garden areas around the building.

g. in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area

The property is not within a conservation area. The proposal therefore meets all of the criteria set out in the Backland policy.

6.5 Highways, Parking and Access

The application includes the provision of dedicated off-street parking and turning facilities for the new dwelling, accessed from the existing block paved area at the side of the site. The turning arrangement enables vehicles to enter and leave the curtilage in a forward gear, which is consistent with highway safety best practice.

The parking provision is commensurate with the size of the dwelling and reflects Manchester City Council's parking standards for residential development. The arrangement will ensure that the new dwelling does not generate unacceptable on-street parking pressure in Withenfield Road.

6.6 Separation from the Main Dwelling

By operating as a separate and self-contained dwelling, rather than as an annexe ancillary to the main house at No.46, the proposed dwelling will have its own defined curtilage, parking provision, and independent access as shown on the submitted plans.

The approved annexe building proposed an internal layout similar to the current application and clearly assumed a form of residential accommodation. Other than a requirement to remain ancillary to the dwelling at no.46, the permission for the annexe does not define any other occupancy restriction.

There is significant case law, which has established that an outbuilding or annexe within the curtilage of a dwellinghouse can be occupied by associated family members, providing that planning unit remains in single family occupation as a dwellinghouse.

This allows significant potential for a large family to co-exist within the dwelling and annexe.

It is against this benchmark that the creation of a separate dwelling needs to be assessed. The permission for the annexe, with its layout, clearly shown with all the amenities of a dwelling, would inevitably create some additional comings and goings for its occupants, compared to the property without the annexe. Whilst use a separate dwelling, may infer some additional activity, this is highly unlikely to be to an extent that it would materially impact neighbouring property, over and above the potential use as an annexe.

In order to limit the potential level of occupancy of the building, by the possible creation of additional accommodation at first floor level, the proposals exclude any windows within the roof, apart from two roof lights in the vaulted living/dining room. The layout plan excludes any stair access to the first floor roof void and the applicant will accept a condition restricting the use of the attic to ancillary storage only.

Permitted development rights for any new roof windows could be withdrawn in order to reinforce this requirement, which would allay any concerns about an over-intensive use of the building, which might otherwise cause more noise and activity.

6.7 Contamination condition

The annexe was approved with a requirement to confirm the findings of any contamination issues during the construction. The building has been constructed by Adrian Flanagan (the applicant) in accordance with the Building Regulations, who confirms the absence of any contamination during construction as set out in the accompanying letter dated 1th March 2026.

The site has been inspected by an Approved Building Control Inspector to the point where it is capable of final sign off.

7. Conclusion

The proposed development is consistent with national planning policies as set out in the NPPF, and with the relevant policies of the Manchester Local Plan.

The changes to the building, compared to the approved annexe are minor and raise no substantive planning issues.

The change of use from ancillary annexe to separate dwelling is acceptable in principle, given the established residential use of the land, the planning history, the scale and design of the building, and the provision of appropriate parking and access arrangements.

The use of the building for a family house will have no material impact on any of the neighbouring property or the character of the area.

The addition of a new family dwelling will help to meet housing need and accords with the government's initiatives to increase housing supply.

It is respectfully submitted that planning permission should be granted in accordance with the submitted application and the supporting drawings, subject to reasonably appropriate conditions.