MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000384
Application type:	Householder planning permission
Proposal:	Erection of single-storey detached outbuilding in rear garden.
Site address:	64 Clarendon Road Manchester M16 8LD
Ward(s):	Whalley Range
Date application valid:	18 May 2026
Applicant name:	Mrs Fatima Ullah
Agent (if any):	Mr Niamat Ali
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	02 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal is related to a two-storey semidetached dwellinghouse on Clarendon Road. The property has an existing single storey rear extension. The property features hardstanding to the front and side for off street vehicle parking and garden to the rear.

The property is in a mostly residential part of the Whalley Range ward. The property is in Flood Zone 2.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of single-storey detached outbuilding in rear garden.

The proposed outbuilding sits on the rear boundary and is 6850mm deep (sitting 4400mm away from the existing rear extension), spans 8500mm across the rear of the garden and has a maximum height of 2880mm.

The outbuilding is finished in brick to match the main dwellinghouse, flat roof and new glazing facing back into the garden.

The outbuilding is noted as ancillary use with study/bedroom, gym, and bathroom.

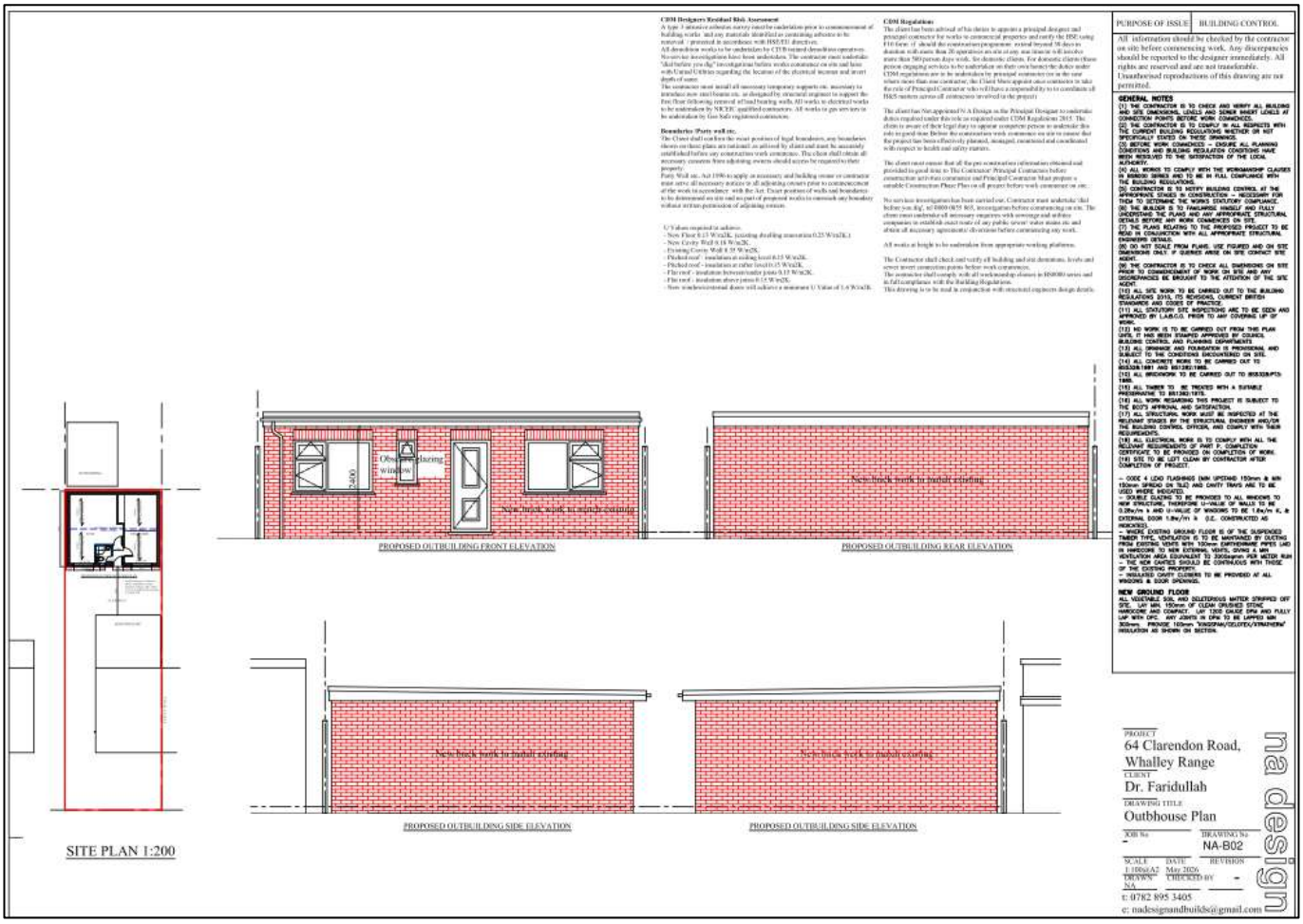


Figure 1. Proposed Elevations and Full Site Plan

RELEVANT PLANNING HISTORY

No relevant planning history.

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application, and they had no objection to the proposal.

Notifications and publicity

No representations received.

NEGOTIATIONS

None required.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 11 – Making effective use of land
    - Section 12 – Achieving well-designed places

- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 12 - Making effective use of land
        - L2: Making effective use of land
        - L3: Achieving appropriate densities
        - L4: Residential extensions
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process
    - Chapter 18 - Managing flood risk and coastal change
        - F4: Assessing flood risk for decision-making
        - F6: Development in areas at risk of flooding from rivers or the sea
        - F7: Ensuring development is safe from flooding

ASSESSMENT

Principle of Development

The proposal is for a single-storey outbuilding within the rear garden, to be used for purposes ancillary to the host dwelling. It would not form a separate self-contained unit and is therefore considered ancillary to the main residential use. Such development is generally supported by Core Strategy Policy DM1 and UDP Policy DC1, subject to detailed assessment.

It is also noted that buildings of a similar scale, siting and incidental use can often be constructed under permitted development rights. Whilst the current proposal may not strictly comply with all limitations, it is broadly comparable in nature, and this fallback position is a material consideration.

Notwithstanding this, given the scale of the outbuilding and the inclusion of facilities such as a bathroom, it is necessary to ensure that the structure remains ancillary and does not function as a separate dwelling or for short-term lettings. A condition is therefore recommended restricting its use to ancillary accommodation only, in the exceptional local circumstances of a proliferation of Houses in Multiple Occupation and short-term lets, which have been identified as limiting housing choice and undermining the sustainability of communities.

Accordingly, the development is acceptable in principle subject to full assessment of the details below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed outbuilding would be located to the rear of the host property, adjacent to the rear boundary, and positioned a sufficient distance from the main dwelling to maintain a clear subservient relationship. At single storey with a maximum height of approximately 2.88m and a flat roof form, the structure would appear low in profile and appropriately scaled within the garden setting.

The footprint is relatively large; however, its siting at the far end of the curtilage, combined with its height and containment by boundary treatments, ensures it would not appear unduly dominant. The use of brick to match the host dwelling and simple fenestration would result in a functional and coherent design typical of domestic outbuildings.

Overall, the proposal would appear proportionate and subordinate to the host dwelling and is acceptable in design terms

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The outbuilding would be located to the rear of the site and would not be visible from the public realm. As such, it would have no material impact on the street scene or wider character of the area.

It is noted that neighbouring properties within the surrounding area also feature outbuildings and garden structures of a similar nature, reflecting a common pattern of development within residential curtilages. In this context, the proposal would not appear unusual or out of keeping.

Given its scale, design and limited visibility, the development would preserve the character of the surrounding residential area

Effects on amenity

Privacy

The proposal includes glazing facing into the host garden only. Given the absence of side-facing windows and the single-storey height, there would be no unacceptable overlooking of neighbouring properties.

Light

Due to its single-storey scale and positioning at the rear of a relatively deep garden, the proposal would not result in any significant loss of light to neighbouring occupiers.

Noise

The use of the outbuilding for ancillary residential purposes would not give rise to noise levels beyond those typically associated with a dwellinghouse.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal relates to an existing residential property and does not alter access arrangements to the site. The outbuilding would be accessible via the existing garden and does not raise any new accessibility concerns.

Adequacy of internal accommodation and external amenity space.

The proposed development would provide additional usable internal space while retaining a usable rear garden of sufficient size. The level of external amenity space remaining is considered adequate for a dwelling of this size and type.

Refuse storage and collection.

The proposal would not alter existing refuse storage or collection arrangements. Adequate space remains within the site for the storage of bins, and collection can continue as existing.

Vehicular access and car parking

The development would not affect existing off-street parking provision or access arrangements at the property. No highway safety concerns arise.

Green Infrastructure including open space, both public and private

The proposal would retain a sufficient level of private garden space and would not impact on public open space or wider green infrastructure.

Flood risk and drainage.

The site is located within Flood Zone 2. Given the scale and nature of the development, and that it is ancillary to an existing dwelling, the proposal is considered to be of low vulnerability. The development would utilise existing drainage arrangements and would not materially increase flood risk. The proposal is therefore acceptable in accordance with Core Strategy Policy EN14 and national guidance.

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 polices 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.

CONCLUSION

The proposal seeks permission for a single-storey outbuilding within the rear garden to be used for purposes ancillary to the host dwellinghouse. The principle of development is acceptable and carries weight given that structures of a broadly similar scale and nature could reasonably be constructed under permitted development rights. In detailed terms, the outbuilding would be appropriately sited to the rear, limited in height, and would not appear unduly dominant or harmful to the character of the area, particularly as it would not be visible from the public realm and reflects an established pattern of similar outbuildings within neighbouring properties. The proposal would not result in unacceptable impacts on residential amenity, and, notwithstanding its location within Flood Zone 2, is acceptable given its scale and ancillary nature. A condition is recommended to ensure the building remains ancillary to the main dwelling and does not operate as a separate planning unit or for short-term letting, addressing localised concerns around housing mix and sustainability. Taking all matters into account, the proposal complies

with the development plan and there are no material considerations that would outweigh this conclusion; as such, the application is recommended for approval.

ARTICLE 35 DECLARATION

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

RECOMMENDATION: APPROVE

CONDITIONS

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. LocationPlan.pdf - Location Plan - 18 May 2026
b. outhouse floor plan.pdf – Plan - Floor plan - NA-B01 - 18 May 2026
c. outhouse elevation.pdf – Plan - Proposed elevation - NA-B02 - 18 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. Ancillary

The development hereby approved is for ancillary living accommodation for the main dwellinghouse. The proposed outbuilding is not to be used as an additional dwelling at the location or for short term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5. Flat Roof

The flat roof of the outbuilding shall not be used for any other purpose other than for the maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.