MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

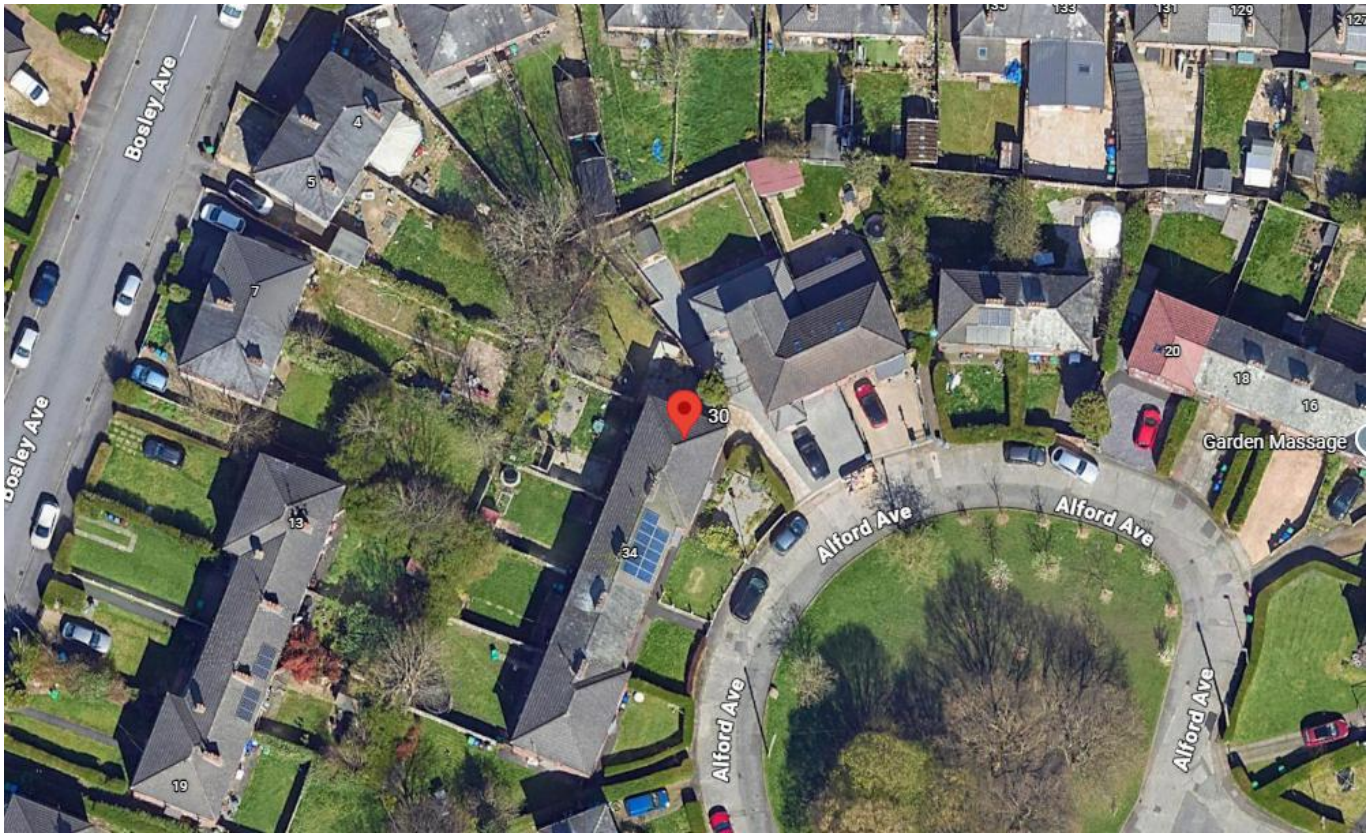
Application reference:	PLA-2026-000270
Application type:	Full planning permission
Proposal:	Erection of a detached domestic garden outbuilding/duck house with central storage/work room, low-level levelling platform below 300mm, shallow mono-pitch/fall roof, external lighting, ventilation, rainwater collection and associated works.
Site address:	30 Alford Avenue Manchester M20 1AQ
Ward(s):	Old Moat
Date application valid:	22 June 2026
Applicant name:	Mrs Susannah Murphy
Agent (if any):	
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	12 August 2026

Description of site, building and/or area

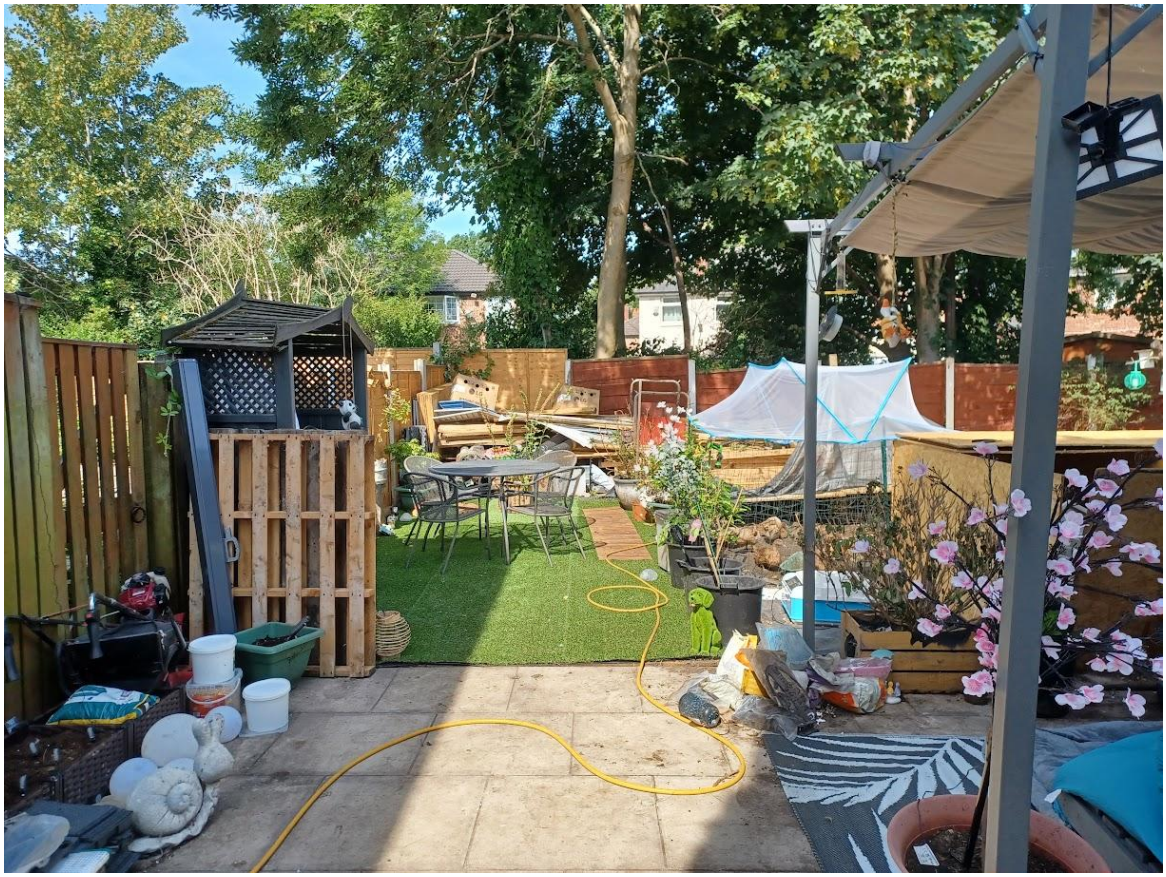
The application relates to a maisonette flat consisting of the upper floor and private amenity space of an end-terraced building constructed of redbrick with a grey tile hipped roof. The property features white uPVC-framed windows, a paved walkway leading to the side access, a canopy overhang to the side, and a number of detached outbuildings and pergolas situated within the rear garden space.

Alford Avenue is a residential cul-de-sac situated within the Old Moat ward of Manchester, close to Fallowfield cycling loop, Princess Road (A5103), and Hough End Playing Fields. The surrounding area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses.

The property is not listed, nor is it sited within a conservation area.


Bosley Ave
Bosley Ave
4
5
7
13
19
30
34
Alford Ave
Alford Ave
Alford Ave
Alford Ave
20
18
16
Garden Massage


30
LG55 WKN
MK62 RNX





Description of development

The applicant is seeking planning permission for the erection of a detached domestic garden outbuilding/duck house with central storage/work room, low-level levelling platform below 300mm, shallow mono-pitch/fall roof, external lighting, ventilation, rainwater collection and associated works.

Consultation, notification and publicity responses

Consultations

Flood Risk Management made no objection to the proposal, recommending an informative note be attached in the event of an approval.

Environmental Health made no comments on the proposal.

Notifications and publicity

Three representations were received from local residents. The comments raised are summarised as follows:

- Concerns that elements of the proposed development have already been undertaken without planning permission.
- Concerns regarding the erection of a fence to the front of the property, including its relationship with the shared driveway and matters relating to land ownership and rights of way.
- Concerns regarding the availability and provision of car parking spaces associated with the property.
- Concerns relating to the keeping of ducks/hens on the site and instances of them entering neighbouring gardens due to low-level boundary treatments.
- Concerns regarding the maintenance of the site, including the accumulation of waste, odours, flies and the presence of rats.
- Concerns that inadequate management of the duck enclosure could result in further nuisance for neighbouring residents.
- Concerns relating to noise and waste associated with the keeping of ducks.
- Concerns regarding potential impacts upon residential amenity, including privacy, disturbance and contamination.
- Concerns that an increase in rats and flies could adversely affect neighbouring properties.
- Concerns regarding the quality of workmanship of the outbuilding.

Relevant policies

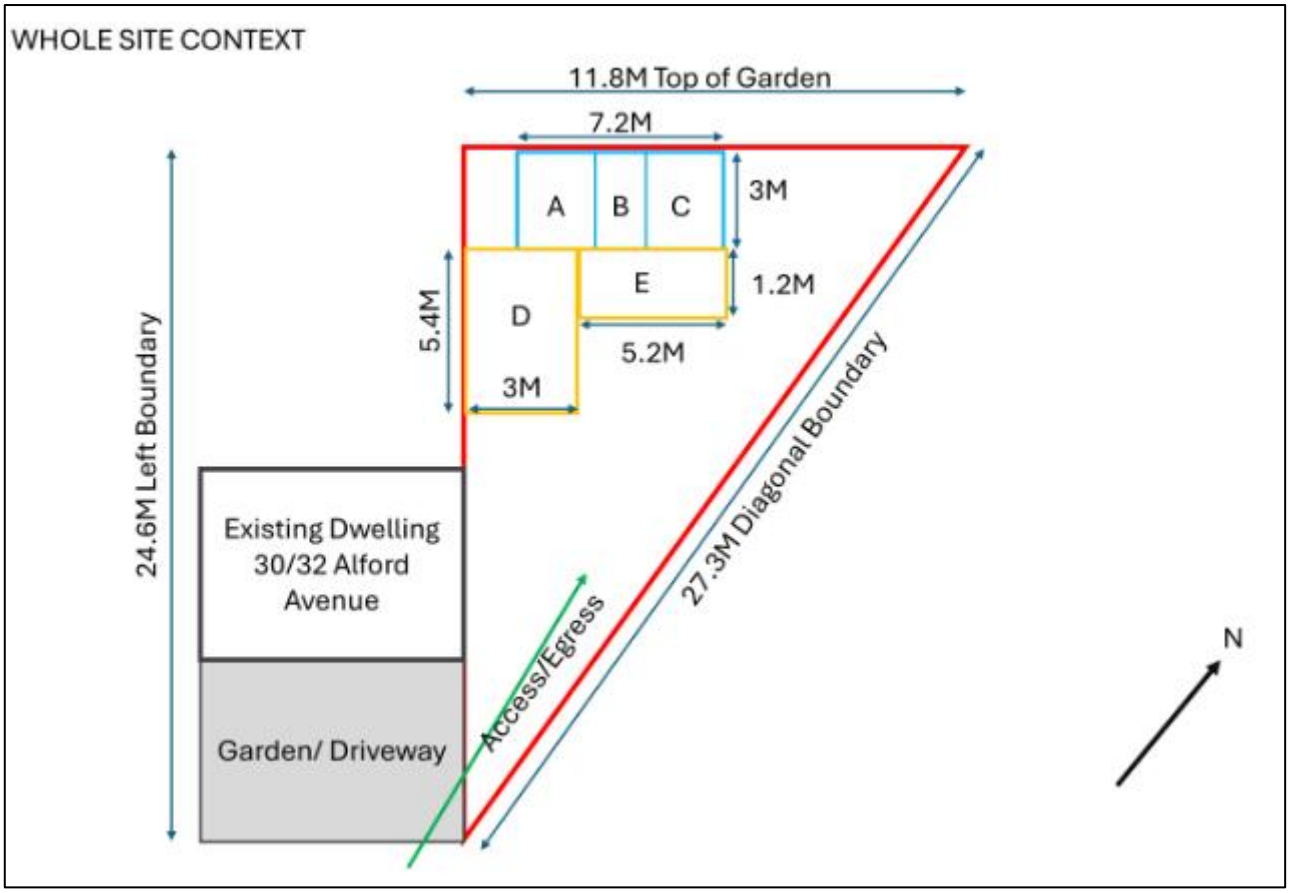
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

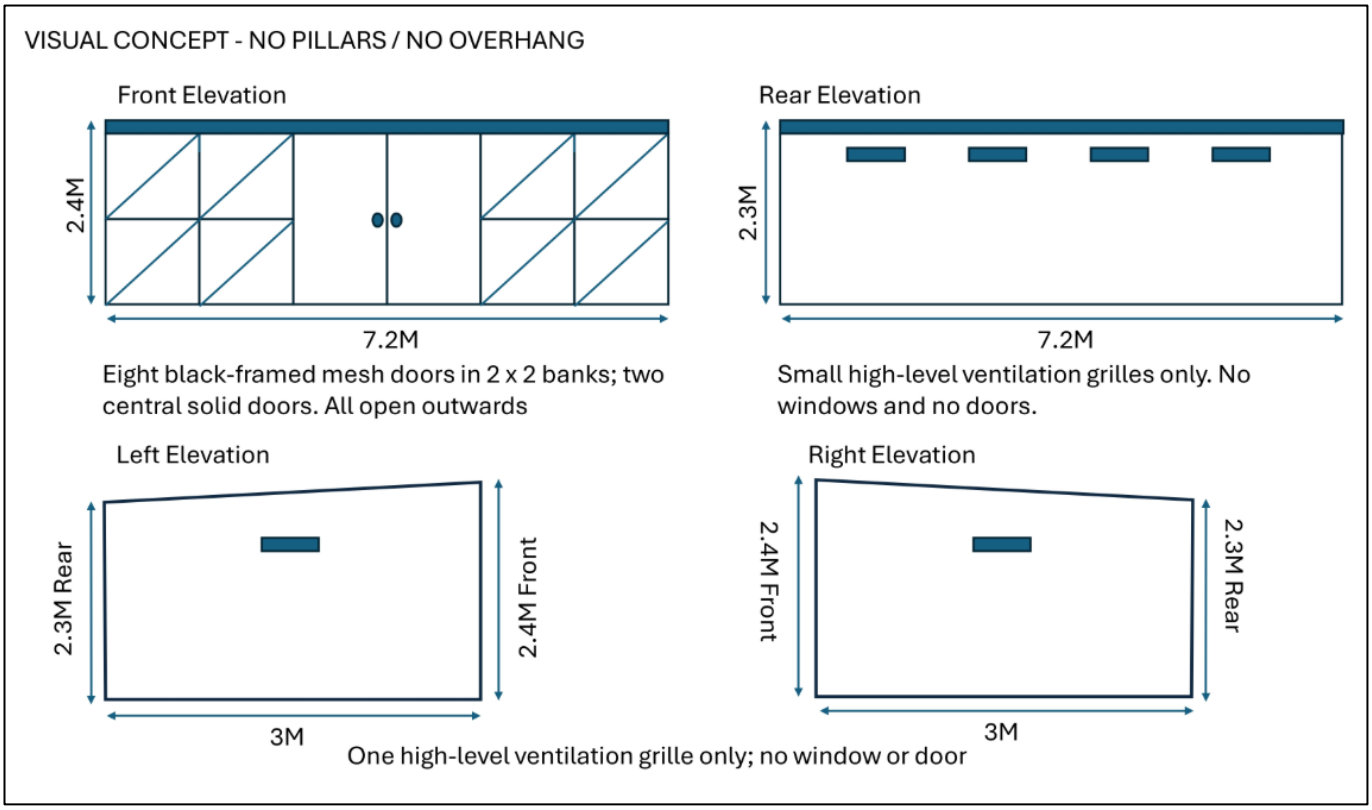
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)
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.
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places



Submitted proposed site plan



Submitted proposed elevation drawings

Assessment

Principle – the principle of the proposal, to erect an outbuilding and associated platform to house ducks within the rear garden space of a maisonette flat, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Use – the submitted Planning Statement indicates that the proposed outbuilding would be used for the accommodation and keeping of domestic ducks and poultry for the personal enjoyment, wellbeing and mental health of the occupiers of the dwelling. The supporting information further states that the outbuilding would not be used as a commercial premises, shop, visitor attraction or public-facing business.

No commercial element forms part of the proposal, and there is no indication that the development would operate as a separate planning unit. The applicant has described the proposed use as being limited to the keeping of domestic ducks and poultry within the garden area associated with the maisonette.

In this regard, Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) includes provisions relating to the erection of buildings and structures within the curtilage of a dwellinghouse for a range of purposes, including the keeping of poultry, bees, pet animals, birds and other livestock. Whilst each proposal must be assessed on its own merits, and in the case of the current application the proposal relates to a maisonette rather than a dwellinghouse, the keeping of domestic ducks and poultry within residential curtilages is a form of activity that has generally been accepted through the GPDO framework where undertaken for the domestic needs or personal enjoyment of occupiers.

Having regard to the nature and scale of the proposal, the absence of any commercial element, and the fact that comparable forms of domestic animal keeping have generally been accepted

in similar residential contexts, the proposed use of the outbuilding for the accommodation of domestic ducks and poultry is considered acceptable.

Siting, scale, and massing – the proposed outbuilding and associated platform would be sited in the rear garden space of the maisonette flat, adjacent to the plot's rear and southern boundaries, with a gap maintained to the plot's northern boundary. The submitted drawings indicate that the outbuilding would measure to approximately 7.2m in width and 3m in depth. It would incorporate a pitched roof with a maximum height of 2.4m at the front, sloping down to approximately 2.3m at the rear.

An associated L-shaped platform is proposed to provide level access to the outbuilding. The submitted drawings indicate that the platform would measure to approximately 5.4m in length along its southern side and 1.2m in length along its northern side. It would have an approximate width of 3m at its easternmost point and an overall width of approximately 8.2m. The accompanying section drawings indicate that the platform would vary in height between 0mm and 180mm above existing ground level, reflecting changes in site levels and creating a level surface in front of the outbuilding.

Overall, the siting, scale and massing of the proposed outbuilding and associated platform are considered acceptable. By virtue of their location at the rear of the garden, modest footprint and limited height, the structures would not appear overly prominent or visually intrusive within the site or wider area. The outbuilding would remain subordinate to the host property in terms of its scale and form, and would not constitute an overbearing feature when viewed from neighbouring land. Further to this, sufficient private garden space would be retained for the occupiers of the maisonette, such that the proposal would not represent an overdevelopment of the site.

Appearance and visual amenity – the planning submission indicates that the proposed outbuilding would comprise a treated timber frame clad in galvanised corrugated metal sheeting with a silver/grey metallic finish, with black trims and fascia detailing, together with a black EPDM rubber roof membrane (or equivalent material).

The front elevation, facing east/southeast would incorporate galvanised mesh pen fronts and black or dark-framed doors. The principal elevation, facing east/south-east, would feature eight black-framed mesh doors arranged in four pairs, providing access to the internal duck pens, together with a set of dark-framed outward-opening access doors. The side elevations would each feature a single high-level ventilation grille, whilst the rear elevation would incorporate four high-level ventilation grilles to facilitate air circulation within the structure. The associated platform would be of a simple timber construction.

Overall, the appearance of the proposed outbuilding and associated platform is considered acceptable. Whilst the outbuilding would have a functional and utilitarian design reflective of its intended purpose, it would utilise a limited palette of materials and colours that would not appear incongruous within the garden setting. Further to this, detached outbuildings of varying forms and materials are evident within the surrounding area, establishing a precedent for such structures within residential garden environments.

Given its siting to the rear of the property, modest scale and maximum height of 2.4m, the outbuilding would have limited visibility from the public realm and would not appear unduly prominent within the wider street scene. The associated platform would similarly be discreet in appearance owing to its simple design and limited height above ground level. As such, the proposal is not considered to result in significant harm to the character and appearance of the application property or the visual amenity of the surrounding area.

Residential amenity – it is acknowledged that concerns have been received from local residents regarding the potential impact of the proposal upon residential amenity. However, having regard to the siting, scale and design of the proposal, unduly harmful impacts are not anticipated.

The proposed outbuilding and associated platform would be single storey in nature and located at the rear of the garden area, away from neighbouring dwellings. The outbuilding would have a maximum height of 2.4m and would maintain adequate gaps to the plot's shared boundaries. By virtue of its modest scale and positioning, the proposal is not considered likely to give rise to unacceptable impacts in terms of overshadowing, loss of light, loss of outlook or the introduction of an overbearing feature. Further to this, the proposed outbuilding would not contain windows in proximity to neighbouring properties and would not be used for residential accommodation. For these reasons, no unacceptable impacts are anticipated in respect of overlooking or loss of privacy.

With regard to noise and disturbance, it is recognised that ducks and poultry can generate noise associated with their day-to-day behaviour. However, the proposed use is described as being domestic in scale, with the outbuilding designed to provide enclosed accommodation for the animals. As set out previously, the keeping of domestic ducks and poultry within residential curtilages is a form of activity that has generally been accepted in comparable residential contexts where undertaken for personal enjoyment or domestic purposes. Whilst some level of noise may arise from the use, there is insufficient evidence to indicate that the scale of the proposal would result in noise levels so significant as to warrant refusal of the application.

Concerns have also been raised regarding waste generation, odours, pests and vermin. In response, the submitted Planning Statement sets out a range of management and mitigation measures intended to minimise such impacts. These include the storage of feed within sealed containers, measures to control water spillages and standing water, the use of absorbent bedding, routine inspections and cleaning of the duck house, and the regular removal and responsible disposal of waste bedding. The proposal would also incorporate ventilation to assist with airflow and odour control, whilst pest attraction would be minimised through sealed feed storage, prompt removal of feed spillages, controlled waste management and regular cleaning. Further to this, the proposed structure is intended to be predator-resistant, with mesh, doors and fixings maintained in good condition to protect the welfare of the animals.

Whilst the effectiveness of these measures would ultimately depend upon their ongoing implementation by the applicant, they demonstrate that consideration has been given to the management of potential amenity impacts arising from the proposed use. On the basis of the information submitted, there is insufficient evidence to conclude that the proposal would result in unacceptable levels of noise, odour, pest activity, disturbance or other harm to the living conditions of neighbouring occupiers.

For these reasons, it is considered that the proposal would not result in significant harm to the residential amenity of neighbouring properties.

Waste storage and management – the proposal would not affect the property's existing waste storage or collection arrangements. Accordingly, no concerns are raised in relation to waste storage and management.

Parking – it is acknowledged that concerns have been raised regarding the potential impact of the proposal upon parking provision within the area. However, the proposed outbuilding and associated platform would be located within the rear garden and would not affect any existing parking spaces associated with the property. Further to this, the proposal would not introduce a commercial use or any other activity likely to generate significant additional vehicle movements.

Accordingly, the existing parking arrangements would remain unchanged and no unacceptable impacts on parking provision or highway safety are anticipated.

Other matters – concerns have been raised regarding the development having commenced prior to the grant of planning permission. However, any works undertaken before planning permission is granted are carried out at the applicant's own risk. This matter does not affect the assessment of the current application, which must be determined on its planning merits.

Concerns have also been raised regarding the erection of a fence to the front of the property, including its relationship with the shared driveway, together with matters relating to land ownership and rights of way. However, no alterations to boundary treatments are proposed as part of the current application and, therefore, these matters do not form part of the present assessment. The application relates solely to the proposed outbuilding and associated platform. It is also noted that certain means of enclosure can be erected under permitted development rights without the need for planning permission, subject to specified height limitations. As no changes to the existing boundary treatment are proposed, the concerns raised regarding fencing do not warrant refusal of the application. Furthermore, matters relating to land ownership, access rights and rights of way are civil matters that fall outside the remit of the planning system.

Concern has also been expressed regarding the potential for ducks to escape from the site and enter neighbouring gardens. The proposal includes enclosed accommodation and pens intended to contain the animals within the application site. The ongoing management and containment of the ducks would be the responsibility of the applicant.

Concerns relating to the quality of workmanship and construction of the proposed development have also been noted. However, planning permission relates to the acceptability of the development in planning terms, and it is not possible to pre-judge the standard of construction that may ultimately be achieved.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1, and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), and policy JP-P1 of the Places for Everyone joint development plan document.

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.

Recommendation: Approve

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to Refuse

1) 3-year time limit:

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

Proposed site plan shown on the drawing titled ‘WHOLE SITE CONTEXT’, received by the City Council as Local Planning Authority on 5 August 2026.
Proposed plan shown on the drawing titled ‘PROPOSED REAR GARDEN PLAN’, received by the City Council as Local Planning Authority on 5 August 2026.
Proposed elevations shown on the drawing titled ‘VISUAL CONCEPT – NO PILLARS / NO OVERHANG’, received by the City Council as Local Planning Authority on 5 August 2026.
Proposed plans and sections shown on the drawing titled ‘LOW-LEVEL PLATFORM DESIGN’, received by the City Council as Local Planning Authority on 5 August 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

For the outbuilding:

- Treated timber frame with galvanised corrugated metal cladding with silver/grey metallic finish.
- Black trims and fascia detailing.
- Black EPDM rubber roof membrane (or equivalent).
- Black-framed mesh doors.
- Dark-framed doors.

For the platform:

- Timber.

4) Outbuilding – use:

The outbuilding hereby permitted shall be used solely for the accommodation and keeping of domestic ducks and/or poultry for the domestic needs or personal enjoyment of the occupants of No.30 Alford Avenue, Manchester, M20 1AQ. The outbuilding shall not be used for any commercial, business or other non-domestic purpose, including but not limited to the breeding, boarding, sale or keeping of ducks, poultry or other animals for commercial gain.

Reason - To ensure that the use of the outbuilding remains compatible with the residential character of the area and to safeguard the amenity of neighbouring occupiers, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Informatives:

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.