Planning. Growth and Development.
P O Box 532.
Manchester
M60 2L

03/09/2026

Supporting Statement: Rear Outbuilding Ancillary to Main Dwelling House at 230 Kings Road, Chorlton Cum Hardy, Manchester, M21 0XQ

The property is a semi-detached dwelling constructed from red brickwork and topped with a grey slate hipped roof. The doors and windows are made of white uPVC. The property is situated within a residential area.

The proposal is for an outbuilding that will be physically connected to the main dwelling but will not be used as a separate residential unit. The outbuilding will be constructed using materials that match those of the existing property to ensure it remains in keeping with the character and appearance of the house and surrounding area.

There are no concerns regarding overlooking or obstruction of neighbouring windows, and the proposed development will not have a detrimental impact on the amenity of adjacent properties.

The applicant has opted for this outbuilding as a more cost-effective alternative to a traditional extension or dormer loft conversion, which are financially unfeasible at this time. The existing property is no longer sufficient for the growing family, with children reaching adulthood and requiring more space. Due to current housing market conditions, including high property prices and a shortage of suitable larger homes, relocating is not a viable option.

The outbuilding is intended to provide independent living space for the applicant's son, who will be commencing university in September. It will serve as his main accommodation during term breaks and his permanent personal space when he is at home. This arrangement allows him to benefit from a degree of independence while still remaining within the family home.

The applicant understands that a development of this nature is generally supported within current local and national planning policies, particularly where it does not result in overdevelopment, respects the character of the area, and does not negatively impact neighboring amenity.

Taking all of the above into account, the applicant respectfully asks the planning officer to consider these positive elements when determining the application. It is hoped that the proposal can be supported as a modest and proportionate development that meets both policy objectives and family needs.

Kind Regards,
Mr Hasnaat Saeed