3 Slaithwaite Drive, M11 4BA

Planning Statement

September 2026 – Rev 2

SAVOY TOWN PLANNING
SAVOY CHAMBERS, 1 WELLINGTON STREET, STOCKPORT, SK1 3RP
W: www.savoytownplanning.co.uk E: info@savoytownplanning.co.uk

Introduction & Site Overview

This Planning Statement has been prepared by Savoy Town Planning in support of an application seeking retrospective planning permission for the retention of a replacement single-storey side garage at 3 Slaithwaite Drive, Manchester, M11 4BA. The application relates solely to the replacement of a long-established domestic garage structure positioned to the side of the existing C3b property.

The replacement structure occupies the same footprint and retains a similar overall height as the garage which previously stood on the site. The works therefore do not represent the introduction of built form onto a previously undeveloped part of the residential curtilage; rather, they comprise the renewal of an existing and long-standing domestic building which had fallen into a dilapidated condition.

The structure is presently used by the applicant as a home office. The application is therefore to be considered in the context of the established residential use of the property and the replacement nature of the works.

This Statement describes the site and the historic presence of the former garage, sets out the nature and design of the replacement works, identifies the relevant national and local planning policy framework, and assesses the proposal in respect of the principle of development, character and appearance, residential amenity, highways and parking, and Biodiversity Net Gain.

Site Context

The application site comprises No. 3 Slaithwaite Drive, an established two-storey C3b property within a residential setting. The property benefits from a hard-surfaced frontage which is used for off-street parking. The replacement single-storey structure is positioned alongside the main building within the domestic curtilage, occupying the same part of the site as the former garage.

The site photographs below show the relationship of the replacement structure to the host property and the existing parking area. Its scale is visually subordinate and it remains read as a secondary domestic element associated with the main residential property.

Historic imagery is particularly relevant to the assessment of the application. Google Earth imagery from 2009 demonstrates that a garage structure was already present in this location at that time. More recent Google Street View imagery from May 2025 records the former garage immediately prior to the replacement works. Taken together, this evidence confirms that the side garage is a long-established feature of the property and that the current development is a replacement of pre-existing built form rather than a new extension into previously open land.

Site Photographs



Figure 1: Existing garage



Figure 2: Existing garage and application dwelling

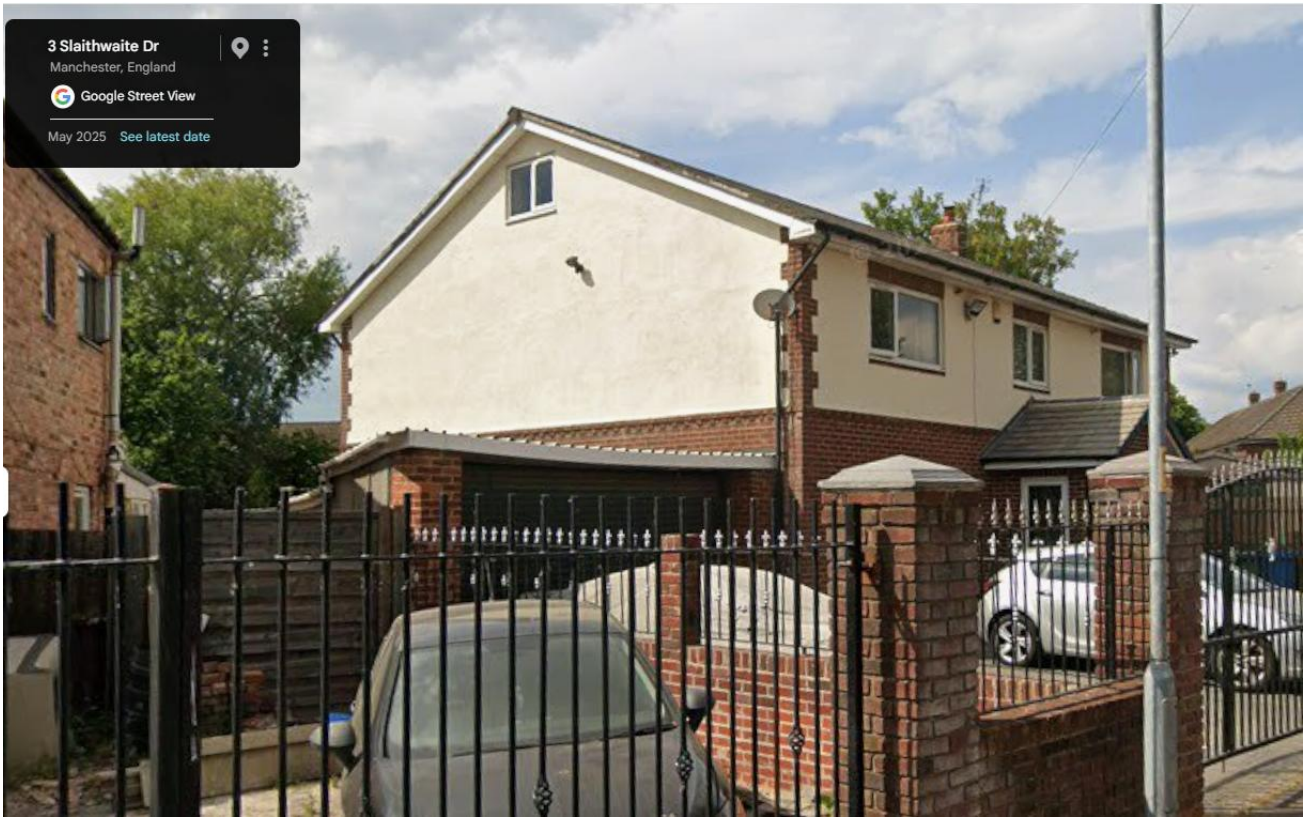


Figure 3: Pre-existing garage - Google Street View, May 2025

The historic aerial image confirms that the pre-existing garage occupied this part of the site by at least 2009.



Figure 4: Historic aerial image - Google Earth, 2009

Proposal

Description of Development

Retrospective planning permission is sought for the retention of a replacement single-storey side garage at 3 Slaithwaite Drive. The replacement has been constructed in the position of the former garage and retains its established footprint and similar height.

Replacement Works and Design

The works involved the removal of the former garage, which had become dilapidated and was no longer wind-tight or watertight, and its replacement with a modern structure. Importantly, the replacement does not extend beyond the footprint of the previous garage. The established scale and siting of built form alongside the dwelling have therefore been maintained.

The principal changes are to the external treatment and openings. The former up-and-over garage door has been replaced by a white uPVC pedestrian door and a new window, while black horizontal wall cladding has been introduced to the front elevation. The building remains single storey and clearly subordinate in scale to the main two-storey dwelling.

Planning Policy Framework

National Planning Policy

National Planning Policy Framework (NPPF 2025)

The NPPF 2025 sets out the Government's national planning policies for England and is a material consideration in the determination of planning applications. Its overarching objective is to support the achievement of sustainable development, with economic, social and environmental objectives to be advanced in a balanced and integrated way.

It provides the national policy framework across a wide range of planning matters, including housing, the historic environment, town centres, design, climate change and the Green Belt. In assessing the current proposal, a number of sections within the NPPF are of particular relevance, and these are set out below.

Section 2 – Achieving sustainable development

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Local Planning Policies

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 forms part of the statutory development plan for Manchester and its policies are therefore relevant to the determination of this application and should be given full weight in the planning balance.

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

- JP-S1 – Sustainable Development
- JP-P1 – Sustainable Places

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 relevant Core Strategy policies for this application are as follows:

- DM 1 – Development Management
- EC 5 – East Manchester
- H4 – East Manchester

Appraisal

Principle

NPPF 2025 paragraph 7 – The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.

NPPF 2025 paragraph 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

NPPF 2025 paragraph 11 - Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay

NPPF 2024 paragraph 124 - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The proposal concerns the retention of a replacement structure within the established residential curtilage of No. 3 Slaithwaite Drive. The evidence presented in this Statement demonstrates that a garage occupied this position from at least 2009 and remained in place as recently as May 2025. The replacement retains the same footprint and similar height as that pre-existing garage. The development therefore does not introduce new built form into a previously undeveloped part of the plot or materially intensify the residential use of the site.

Against NPPF paragraphs 7, 10 and 11, the proposal represents a proportionate improvement to an established dwelling and makes continued use of an already developed part of the residential plot. It requires no additional land or infrastructure and does not alter the residential character of the property. The principle of the development is therefore consistent with the presumption in favour of sustainable development.

In relation to paragraph 124, the scheme makes effective use of land by reusing the footprint of a long-standing domestic building rather than extending development into an undeveloped part of the site. The replacement provides a safer and weather-tight structure while, for the reasons set out below, safeguarding the character of the area and the living conditions of neighbouring occupiers.

At development plan level, the same considerations support consistency with the sustainable development and place-making objectives identified in Places for Everyone Policies JP-S1 and JP-P1. The proposal is a modest alteration to an existing dwelling in East Manchester, with no change to the residential use or intensity of the site, and no conflict is identified with the East Manchester policy context established by Core Strategy Policies EC5 and H4.

Character and Appearance of Area Assessment

NPPF 2025 paragraph 131 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Core strategy policy DM1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- *Appropriate siting, layout, scale, form, massing, materials and detail.*

- *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 replacement garage remains clearly subordinate to the host dwelling. Its single-storey scale, side position, low-profile roof form and established footprint ensure that it does not compete with the two-storey dwelling or introduce materially greater massing into the street scene. As a replacement building, the principal visual change is one of materials and detailing rather than siting, scale or bulk.

The black horizontal cladding, white uPVC pedestrian door and window provide a contemporary treatment, but these elements are confined to the modest side structure and remain visually secondary to the main brick and rendered dwelling. The May 2025 Street View image confirms that built form of materially the same scale and position existed immediately prior to the replacement works. The proposal therefore preserves the established pattern of development at the property and does not result in an incongruous or dominant addition.

Accordingly, the development has appropriate regard to siting, scale, form, massing, materials and detail, and its relationship with the surrounding area is acceptable. The proposal therefore accords with the design objectives of NPPF paragraph 131 and the relevant requirements of Core Strategy Policy DM1.

Residential Amenity

Core strategy policy DM1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

The replacement structure is no higher and no larger in footprint than the pre-existing garage. It therefore introduces no additional built mass closer to neighbouring occupiers than previously existed, and its single-storey scale means that there is no material worsening of outlook, daylight, sunlight, privacy or overbearing impact. The proposal therefore preserves neighbouring residential amenity and accords with the amenity requirements of Policy DM1.

Highways

Although the former garage could provide enclosed parking, the replacement retains the existing driveway and does not alter the vehicular access to Slaithwaite Drive. The site photographs demonstrate sufficient hardstanding at the front of the property to accommodate two vehicles. The loss of the internal garage parking space therefore does not give rise to an unacceptable highway or parking impact.

Biodiversity Net Gain

Mandatory Biodiversity Net Gain does not apply to the proposal. The application is retrospective and is also a householder-scale development relating to an existing dwelling. Accordingly, no statutory Biodiversity Gain Plan or 10% Biodiversity Net Gain assessment is required.

Conclusion

Retrospective planning permission is sought for the retention of a replacement single-storey side garage at 3 Slaithwaite Drive. The evidence demonstrates that a garage has occupied this position since at least 2009 and remained present in May 2025. The replacement retains the same footprint and similar height, with the works principally comprising the modernisation of the external materials and openings. The structure is used as a home office by the applicant.

The proposal is acceptable in principle and makes effective use of an established developed part of the residential plot. Its modest and subordinate scale, together with its established siting, results in an acceptable relationship with the host dwelling and street scene. Retaining the same footprint and height as the former garage ensures that there is no material worsening of neighbouring residential amenity. The existing front driveway continues to provide off-street parking for two vehicles and the proposal does not create additional parking or traffic demand. Mandatory Biodiversity Net Gain does not apply.

Taken as a whole, the proposal accords with the National Planning Policy Framework and the relevant development plan policies identified within this Statement, including Places for Everyone Policies JP-S1 and JP-P1 and Manchester Core Strategy Policies DM1, EC5 and H4. There are no material planning considerations that indicate permission should be withheld. Retrospective planning permission should therefore be granted.