

Supporting Statement: Proposed Annex Outbuilding**Site Address:** 21 Chelsea Ave, Radcliffe, Manchester M26 3NE**Proposal:** Proposed Annex Outbuilding**Date:** 08th September 2025**Rev:** B**Applicant:** Mr Daniel Spencer**Agent:** Meads Architecture

1. Introduction

This statement is submitted in support of a planning application for the erection of an ancillary residential annex outbuilding at the rear of 21 Chelsea Avenue, Radcliffe. The proposal seeks to provide modest, single-storey accommodation for family members, responding directly to the applicant's personal circumstances and household needs.

The outbuilding will contain a bedroom, lounge/kitchen/dining space, craft room and ensuite. It is designed to remain ancillary to the host dwelling, with shared services, a shared garden, and no independent access from the public highway.

2. Site and Surroundings

21 Chelsea Avenue is a two-storey semi-detached dwelling with a long rear garden. The surrounding area is residential in character, primarily comprising semi-detached housing with spacious rear gardens.

It is notable that within the local area, several properties have erected garden outbuildings, including at 58 Kilburn Road (whose garden backs onto Chelsea Avenue), where a large garden building has been constructed under permitted development. This establishes a clear precedent for garden structures of similar scale and siting.

The site is not subject to any special designations (not within a Conservation Area, Green Belt, Flood Zone, or subject to an Article 4 Direction).

3. The Proposal

- **Form & Design:**

A mono-pitched annex, measuring 2.88m at the ridge on the garden side, sloping down to 2.37m at the boundary.

- **Size:**
Approximately 30sqm gross internal area.
 - **Materials:**
Light grey composite cladding, with white uPVC doors and windows to match the host dwelling.
 - **Layout:**
Bedroom, lounge/kitchen/dining, craft room, and ensuite.
 - **Orientation:**
All doors and windows face inward towards the host garden, ensuring no impact on neighbouring privacy.
 - **Access:**
A new gravel/paved path will connect the house to the outbuilding.
 - **Services:**
All services run from the main dwelling, no separate connections.
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4. Planning Policy Context

4.1 National Planning Policy Framework (NPPF, 2023)

- Paragraph 11: Encourages effective use of land to meet housing needs.
- Paragraph 60 & 62: Supports diverse housing to meet family and community needs.
- Paragraph 130: Requires development to be sympathetic to local character, create inclusive places, and secure a high standard of amenity.
- Paragraph 135: Seeks well-designed buildings that integrate successfully with surroundings.

4.2 Bury Unitary Development Plan (Saved Policies)

- Policy H2/3 – Extensions and Alterations: Proposals must respect scale/character of the property and not harm amenity.
- Policy EN1/2 – Townscape and Built Design: Seeks good design that integrates into surroundings.
- Policy EN1/2 (Amenity): Development should not cause undue harm to neighbours via overlooking, overshadowing, or overbearing impacts.

4.3 Supplementary Planning Document 6 – Alterations and Extensions

- Garden outbuildings should be modest, subservient, and avoid harmful impacts on neighbouring amenity.

- Ancillary uses are acceptable where the building is clearly subordinate to the host dwelling.

5. Key Planning Considerations

5.1 Design and Character

The annex is modest in scale (30sqm) and features a low roof profile, with eaves reduced to 2.37m at the boundary to minimise bulk and dominance. The simple form and restrained material palette ensure it integrates with the garden setting and respects the character of the host dwelling.

5.2 Impact on Residential Amenity

- Privacy: No windows or doors face boundaries; all openings face into the host garden.
- Overshadowing/Overbearing: The reduced eaves height at the boundary prevents any significant overshadowing or dominance.
- Noise/Disturbance: Use will remain ancillary to family life, consistent with normal domestic use.

The proposal therefore accords with Policy H2/3 and SPD6.

5.3 Ancillary Use and Occupancy

The building will be occupied by the applicant's immediate family (parent/) as part of a single household. It is not intended to be used as an independent dwelling, nor rented out.

We propose a planning condition restricting its use to ancillary residential accommodation, ensuring ongoing compliance.

6. Fallback Permitted Development Position

Under the Town and Country Planning (General Permitted Development) (England) Order 2015, Class E permits the erection of outbuildings within the curtilage of a dwellinghouse for purposes incidental to the enjoyment of the dwelling.

However, because this annex:

1. Will be used for primary living accommodation (bedroom, bathroom, kitchen), it goes beyond "incidental" use.
2. Is proposed within 2m of the boundary, where the maximum height allowed is 2.5m. The ridge (2.88m) exceeds this threshold.

Therefore, planning permission is required.

It is important to note that a permitted development fallback exists: a large garden building of similar footprint could be erected at up to 2.5m height without planning permission. This demonstrates that the principle of a garden structure of this size and siting is already acceptable in planning terms.

The modest increase in ridge height (380mm) is essential to achieve a functional internal space and does not materially worsen impacts on neighbouring amenity.

7. Personal Circumstances and Accessibility

The proposed annex is required to meet urgent family and medical needs. The applicant is an older parent/grandparent who currently lives in an already overcrowded household with her daughter, son-in-law, and their children (3 adults and 3–4 children). The existing accommodation is not suitable for her needs.

The applicant suffers from a range of serious and progressive health conditions, including fibromyalgia, osteoarthritis of the hips, chronic fatigue, sleep apnea, hypermobility, and depression, as well as cognitive and mobility difficulties. Her symptoms include:

- Widespread and constant pain, extreme sensitivity to touch, and prolonged pain from minor bumps or falls.
- Severe fatigue that can render her bedbound for extended periods, requiring family support for basic care.
- Difficulty with memory, concentration, and communication.
- Joint instability and frequent falls, often requiring the use of a walking stick for longer distances.
- Poor balance, dizziness, and reduced spatial awareness.
- Restricted mobility on stairs; often having to ascend on her hands and knees or descend by sitting, with her son-in-law carrying items such as laundry due to her inability to manage stairs safely.
- Struggles to get in and out of the bath independently, requiring assistance from her daughter.

She is in receipt of Personal Independence Payment (PIP) due to her reduced ability to work and live independently.

The single-storey annex is therefore essential to provide accessible, safe, and independent living accommodation at ground-floor level, while allowing the applicant to remain integrated within the family setting.

Additional household pressures also make the annex necessary:

- The applicant's niece, who will be moving into the property in 2026 and already stays during weekends and school holidays, currently has no bedroom and must sleep on the sofa.
- The applicant's son is in receipt of Disability Living Allowance (DLA) due to severe sleep difficulties and is a very light sleeper. A loft conversion or first-floor adaptation is therefore not feasible, as noise from above would disturb his rest.

Equalities and Human Rights Considerations

- *Equality Act 2010*: Local authorities must have due regard to the needs of disabled people. Providing accessible, suitable accommodation is a material planning consideration.
- *Human Rights Act 1998 (Article 8)*: Protects the right to private and family life. The annex directly supports this right by ensuring the applicant can live safely and with dignity alongside her family.

This application is therefore not only about providing additional space but about meeting critical health and welfare needs, ensuring the applicant can live safely and securely in her family home environment.

8. Precedent

As noted, 58 Kilburn Road has a large rear outbuilding (constructed under permitted development). This demonstrates that substantial garden structures are characteristic of the area and do not harm local amenity.

9. Conclusion

The proposal represents a policy-compliant, modest, and justified form of development:

- Complies with the NPPF by delivering inclusive, adaptable housing that responds to family and community needs.
- Meets Bury UDP saved policies H2/3 and EN1/2 by safeguarding amenity and respecting character.
- Fulfils SPD6 guidance on scale, siting, and subservience.
- Justified by the fallback PD position, where a similar building could be erected without consent.
- Supports the applicant's personal and health circumstances, aligning with duties under the Equality Act 2010 and Human Rights Act 1998.

On this basis, the proposal should be approved, subject to a condition restricting the use to ancillary residential accommodation.

Suggested Condition:

“The annex building hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 21 Chelsea Avenue and shall not be sold, let, or otherwise occupied as a separate unit of accommodation.”

Prepared by:

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