

Rochdale Borough Council Planning
Department
Number One Riverside, Smith Street,
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05/02/2026

Supporting Statement: Erection of a rear outbuilding ancillary to the main dwellinghouse at 75 Hardfield Road, Middleton, Manchester, M24 1JA#

Introduction

This Planning Statement is submitted in support of a full planning application for the erection of a rear outbuilding ancillary to the existing dwellinghouse at 75 Hardfield Road, Middleton, Manchester, M24 1JA.

The proposal seeks consent for a modest domestic outbuilding to provide flexible ancillary accommodation associated with the lawful residential use of the property.

Site and Surroundings

The application site comprises a two-storey, three-bedroom family dwellinghouse located within an established residential area of Middleton. The dwelling is constructed of traditional brickwork with a tiled roof and uPVC windows and doors.

The property benefits from a private rear garden and is surrounded by similar residential dwellings. Several neighbouring properties within the immediate vicinity have undertaken comparable domestic extensions and outbuildings.

Description of the Proposal

The proposal is for the erection of a single-storey rear outbuilding measuring approximately 29.6 square metres. The outbuilding is intended for ancillary use only and remains subordinate to the main dwellinghouse.

The internal layout will comprise an open-plan kitchen, lounge and bedroom area, with a separate shower room. The building will be used on an occasional basis, predominantly as a summer house, and will not function as a separate or independent dwelling.

Design and Materials

The design of the outbuilding is contemporary yet modest in scale and has been carefully considered to respect the character of the host property and surrounding area.

Proposed materials include:

- Graphite horizontal grey cladding to the external walls
- Black uPVC windows and doors, soffits and gutters
- Grey EPDM rubber roof

These materials are considered appropriate for a modern garden outbuilding and will ensure a high-quality appearance that integrates well within the residential setting.

Impact on Residential Amenity

The proposed outbuilding is sited within the rear garden and will not result in any unacceptable impact on neighbouring properties. Due to its single-storey form, modest footprint and positioning, the development will not cause overshadowing, loss of privacy, or overbearing impact.

The proposal is in keeping with the established pattern of development in the area, where similar outbuildings and domestic structures are present, including properties immediately adjacent and to the rear.

Use and Justification

The outbuilding is intended to support the needs of the applicant and her family. The applicant is a single mother, and her children have ADHD, which at times necessitates additional support from friends and family. The proposed outbuilding will provide flexible ancillary accommodation to assist with these circumstances while also accommodating the applicant's working arrangements.

The use remains clearly incidental to the main dwellinghouse and does not represent a change of use or intensification of the site.

Planning Balance and Conclusion

In summary, the proposed development:

- Is modest in scale and ancillary to the main dwellinghouse
- Is well designed and constructed from appropriate materials
- Will not harm the character of the area or residential amenity
- Reflects similar developments within the surrounding neighbourhood

The proposal accords with the general principles of good design and sustainable residential development and is considered acceptable in planning terms.

It is therefore respectfully requested that planning permission be granted.

Kind Regards,
Mr Hasnaat Saeed