

OCTOBER 2025
2501 2.01 (25-10-13) 34 Dunnisher Road - Design & Access Statement

34 Dunnisher Road,
Wythenshawe,
Manchester M23 2YN

DESIGN AND ACCESS STATEMENT
Manchester City Council



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1.0 INTRODUCTION

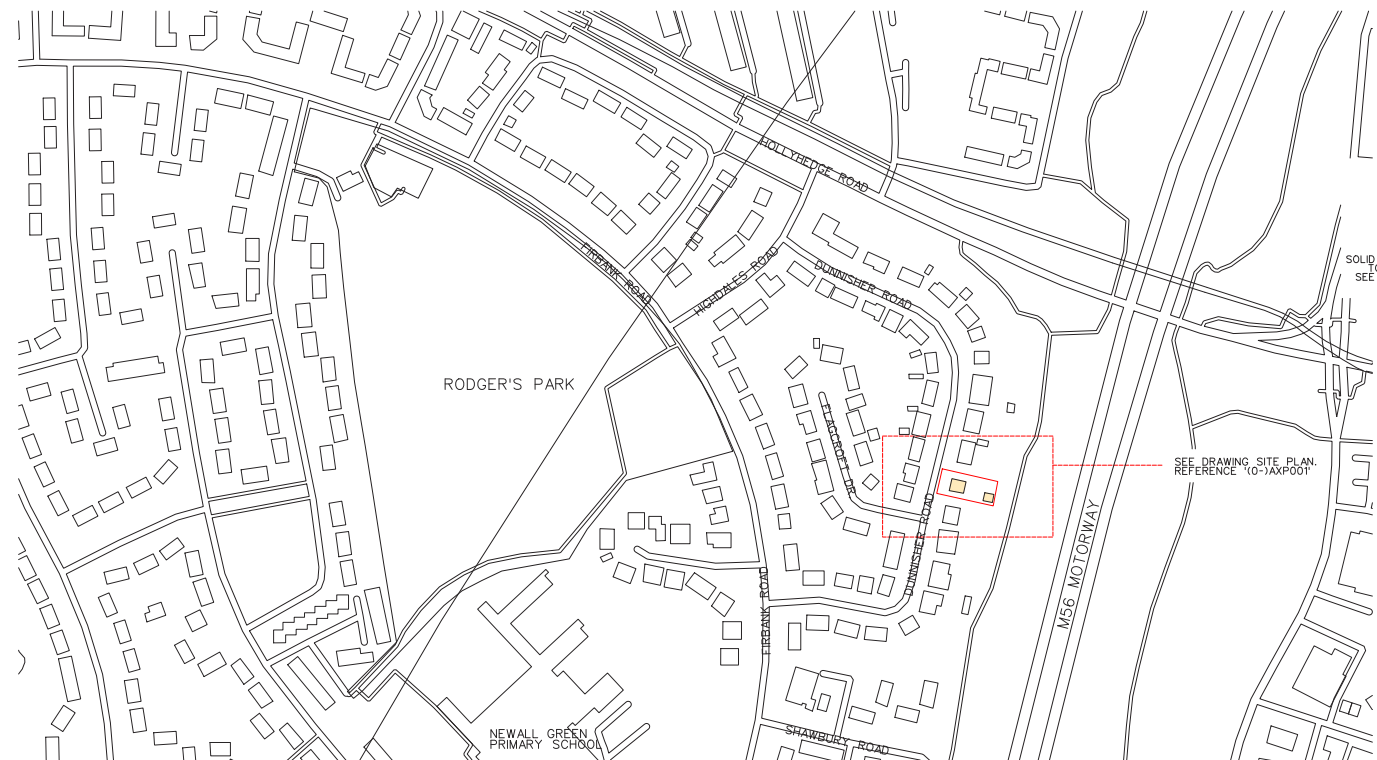
1.1 APPLICATION

Finlason Partnership Limited Architects (FPL) has been instructed on behalf of the applicant to prepare a Householder Application for the proposed extension and alterations to the existing property at 34 Dunnisher Rd, Wythenshawe, Manchester M23 2YN.

The following Design & Access Statement supports the application, and has been prepared in accordance with the requirements for Design and Access Statements set out by Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

This statement details the proposed design, access considerations, and demonstrates / justifies its suitability, in general planning policy terms. It also considers the wider surrounding context and existing properties in the immediate local area.

This document should be read alongside the accompanying information prepared by Finlason Partnership namely: Architectural drawings (existing & proposed), and any other associated supporting documentation.



Location Plan
Site marked in red.



34 Dunnisher Road.
Photograph from the front of the property.



34 Dunnisher Road.
Photograph from the rear of the property.



1.2 KEY INFORMATION

Location: 34 Dunnisher Rd, Wythenshawe, Manchester M23 2YN.

Function: Place of residence.

Listing status: No listed status.

Significance: Not listed. Not Green Belt. Not Conservation Area. Not Flood Zone

1.3 PROPERTY INFORMATION AND SITE CONTEXT

The property is on the East side of Dunnisher Road, approximately 200m from the junction with Highdales Road (to the North). The property comprises 3 bedrooms, and 1 bathroom at first floor level, a study and open-plan layout kitchen / living / dining room at ground floor level. The property includes a concrete garage / store at the rear of the property (accessed via a drive along the South boundary) with multiple spaces for off-street parking.

The whole street is made up of 'modern-era' (post-war) properties all of which have matching red 'multi-blend' brickwork, concrete tile roofs and UPVC windows / doors. As can be seen from street view / satellite images, the good number of properties up and down the road have since either been extensively extended and altered, or completely re-developed. New, more desirable, contemporary looking features such as white render, and replacement anthracite windows and doors have been implemented on several properties in the area.

The applicants property (No.34) is a detached dwelling with an extensive rear garden that backs into the M56 motorway. The motorway at the rear of the garden is screened with vegetation (mature trees and bushes etc.). Unlike most neighbouring semi-detached properties, No.34 benefits from having additional space which is currently taken up with a wrap-around garden.

It is believed that this wrap-around garden area was once intended to be taken up by a historic tram network extension scheme- but this has long since been scrapped and now forms part of the garden to the property.

As illustrated in the site location plan (FPL drawing '(0-)AXP001'), the property occupies a site in the residential neighbourhood in-between Newall Green and Wythenshawe. The property is located within a highly sustainable area with great regional and national connections via tram / bus / motorway and airport. The sought After location has excellent access to hospitals, schools & local shopping facilities.



34 Dunnisher Road.

Large area of 'wrap-around' garden between neighbouring property to the North

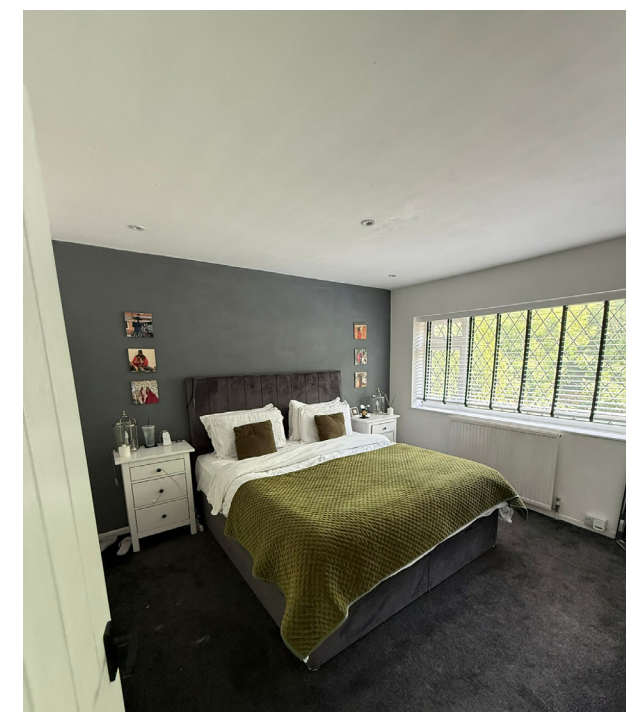


Satellite Image.

Detached dwelling and neighbouring semi-detached properties.

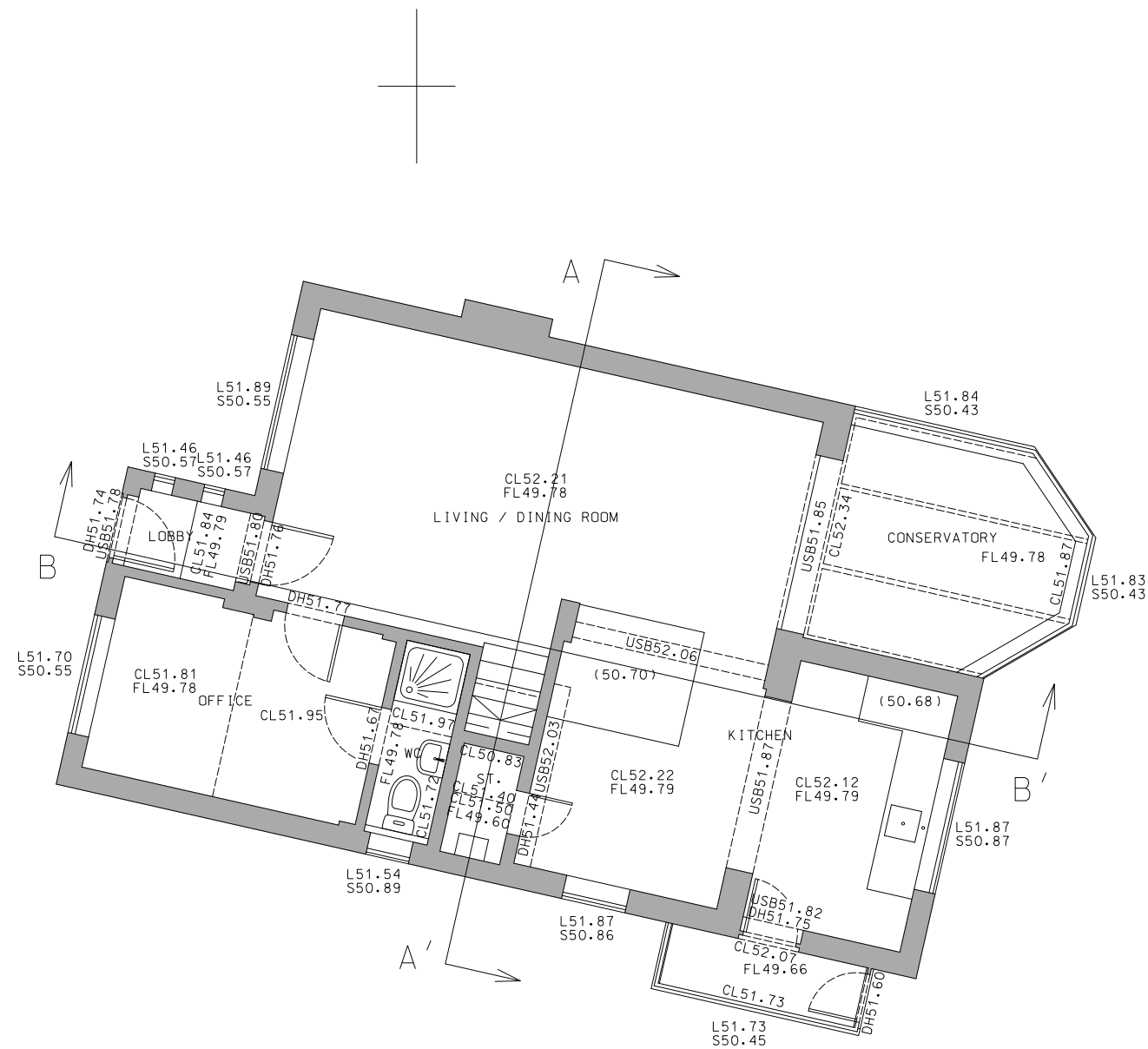


1.4 GENERAL INTERNAL PHOTOGRAPHS

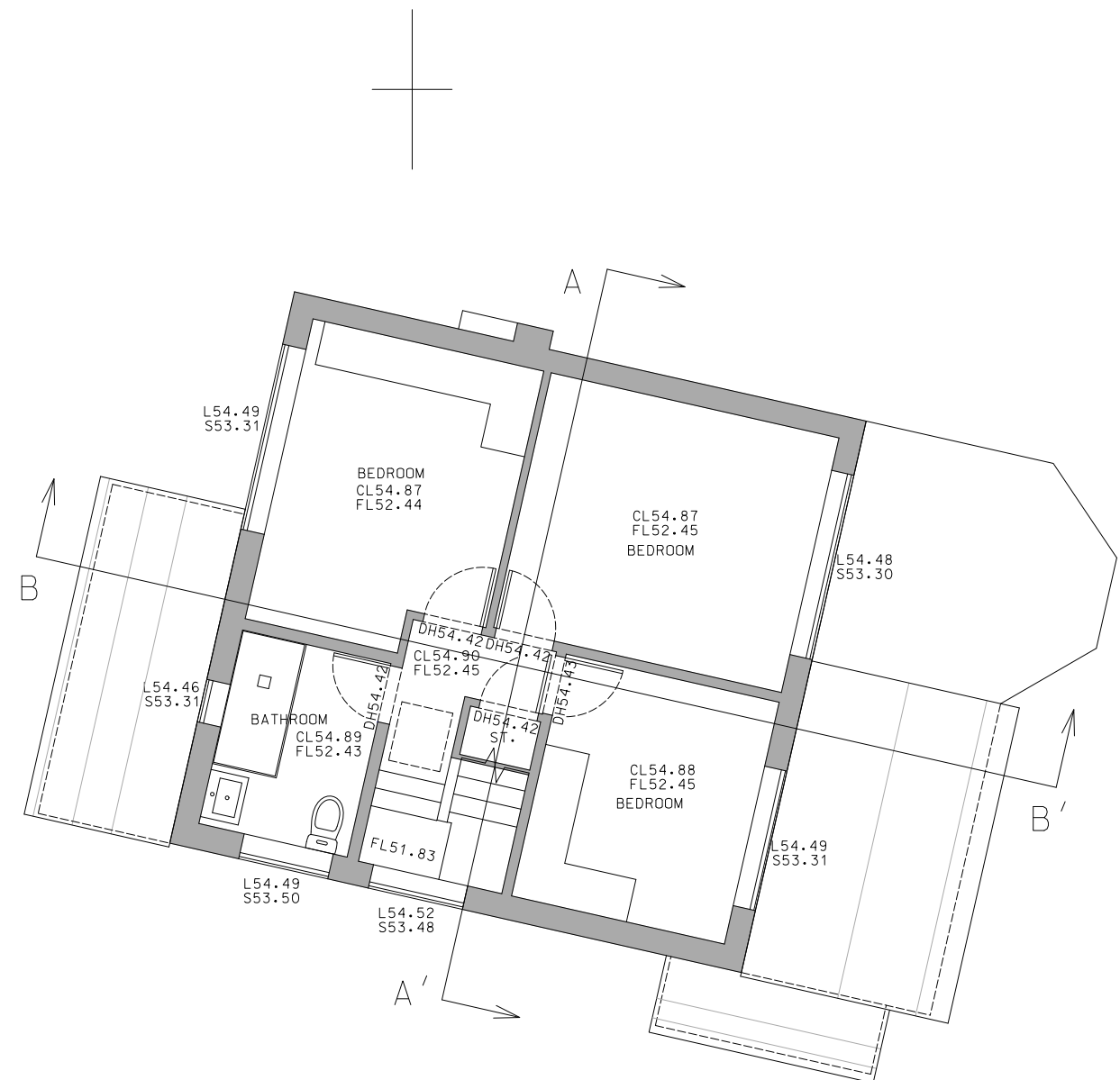


1.5 EXISTING FLOOR PLANS

Note: open-plan 'modern' living layout at Ground Floor level - extent of property limits opportunity for separation / division of space / privacy. At First Floor level all doors (bedroom / bathroom / st.) all open into a very cramped landing which is narrow and feels claustrophobic.



Existing Ground Floor Plan



Existing First Floor Plan



2.0 PROPOSED SCHEME

2.1 DETAILS OF THE PROPOSED WORKS

Having lived in the property for several years following the purchase of the property in 2022, the applicant wishes to extend and alter the property to better suit their modern-living standards and generally improve on the existing 'tired' property. Broadly the proposed alteration can be identified as the following works:

- Two-storey side extension (to the North);
- Single-storey rear 'lean-to' extension (in place of existing and UPVC conservatory);
- Single-storey front 'infill lean-to' extension (adjacent to existing); and,
- Internal ground floor layout re-ordering.

The above mentioned works amounts to an approximate increase of 45sqm on the existing dwelling footprint. Given the size of the site and available space this amount to a minor increase in the building-to-site footprint ratio.

- Existing building-to-site footprint ratio: circa 14%
- Proposed building-to-footprint ratio: circa 21%

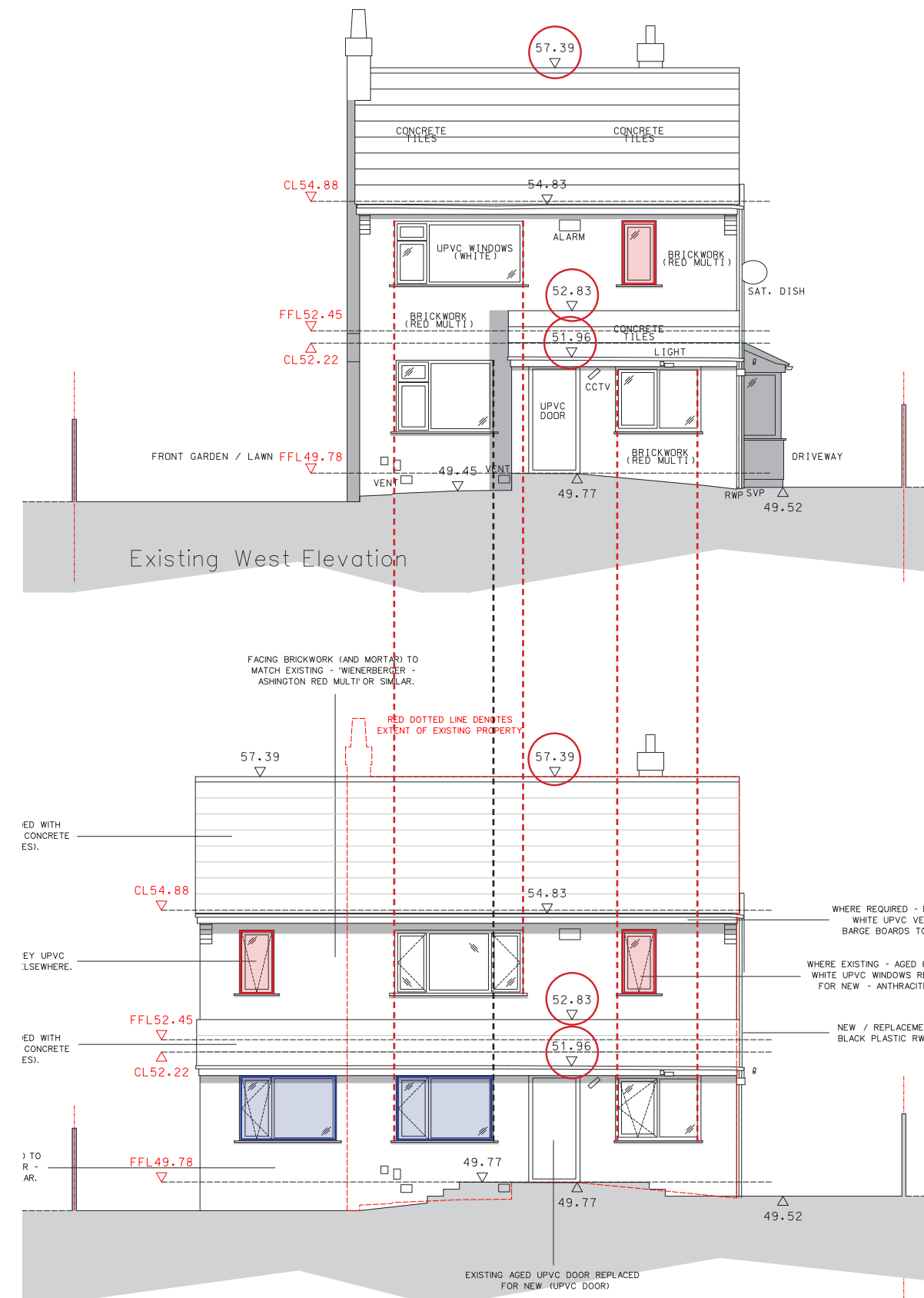
2.2 SCALE, FORM AND APPEARANCE

The proposed dwellings, form and appearance have been considered throughout the design development stage and take reference from the existing features as well as the local context.

As previously mentioned, the site and dwelling are well-suited for extension to the north, into the area currently used as the wrap-around garden. Keen not to overdevelop the site and unduly impact on the neighbouring property, the 3m extension to the North still provides approx 2.5m gap between the new gable wall and shared boundary fence.

It is only the side extension (to the North) that extends beyond an existing wall- both the new rear extension and front 'infill-extension) extend no further than the existing projecting porch and conservatory.

Both the front (infill-extension) and two-storey side extensions are proposed to match the ridge level and eaves level of the adjacent roofs. Both of these have purposely been design to ensure that the impact to the principal elevation is minimal and visually will tie-in with the existing property appearance. In order to provide sufficient head height (with reference to the existing floor and ceiling levels where possible) the proposed rear 'lean-to' elevation will have a matching ridge height but requires a slightly increased eaves level.



Proposed works have matching ridge and Eaves heights - highlighted with red circles. Dotted lines used to indicate repetition of existing window apertures - to ensure extension ties-in with existing.



In addition to the size and scale of the extensions, the dwelling has been designed to best complement the surrounding houses through the use of complementary materials (matching brickwork, roofing tiles and window sizes / ratios). Whilst the existing aged (and in some areas failing windows) will be replaced, these will be of matching size / scale and match existing adjacent sill and lintel heights.

As can be seen on a number of local properties (and implemented regionally and nationally), the rear of the property will provide a more contemporary feel including the likes of large bi-fold sliding doors and ‘Velux’ roof lights that intended to help bring additional natural light and ventilation into the family kitchen / dining room at the rear of the property.

All of the above design decisions / consideration are intended to help transform the existing property into one which will fit the applicants future plans and aligns with their ‘young-professional’ lifestyle.

2.3 INTERNAL LAYOUT / SPATIAL DESIGN

Identified as key features within the applicants brief, the proposed alterations includes for the following internal design features:

- *Centralised corridor access;*
- *Separate living room / lounge;*
- *Kitchen / Living / Dining area (at the rear of the property);*
- *Increased storage areas; and,*
- *4-bedrooms (including master suite with en-suite bathroom).*

The ‘heart’ of the home, an open-plan Kitchen / Living / Dining area is to be created at the East end of the dwelling which with the inclusion of large bi-fold sliding doors and ‘Velux’ roof lights will benefit from the morning sunshine. Both the visual and physical connection between this area and the garden will be improved with amendments to the existing patio area which is to be enlarged across the full length of the property.

Referencing the national prescribed spatial standards, the gross area of the proposed house is approx. 170 sqm- far exceeding the spatial standards for a two-storey, four-bedroom house.

Highlighted by the client as an important part of the brief, at both first and second floor level the internal layout has been designed to include sufficient ‘built-in’ storage (approx 9 sqm) to help create a calm and ‘clutter-free’ home.

Accommodation Schedule (approx. SQM)

SPACE	AREA (SQM)
Kitchen / Dining / Snug	52
Living Room	24.5
Study	8.5
GF W.C.	3
Storage	9
Porch	1.7
Master Suite	17
Bedroom (2,3 & 4 combined)	26
Bathroom	6
Circulation	14
TOTAL	162

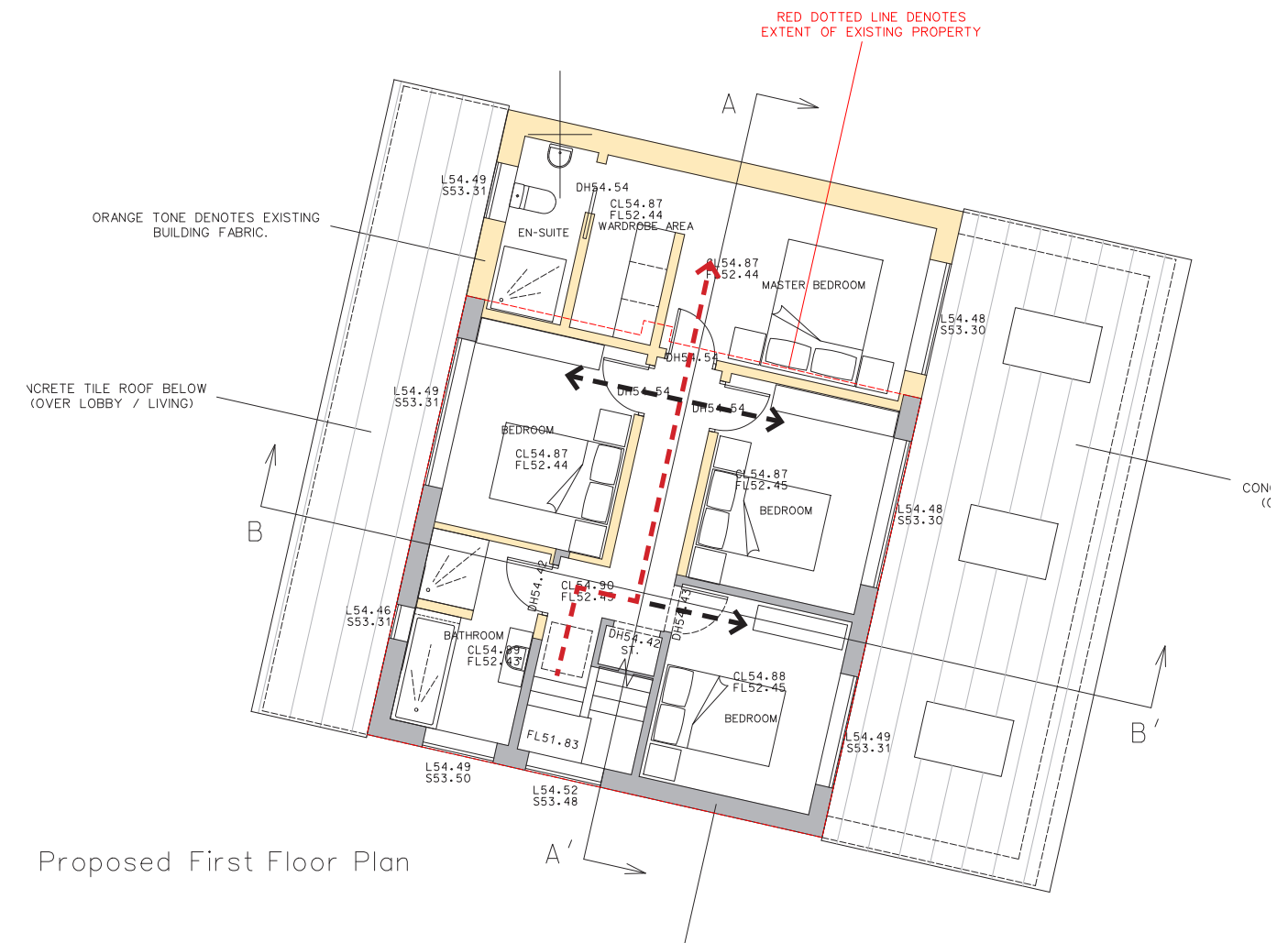
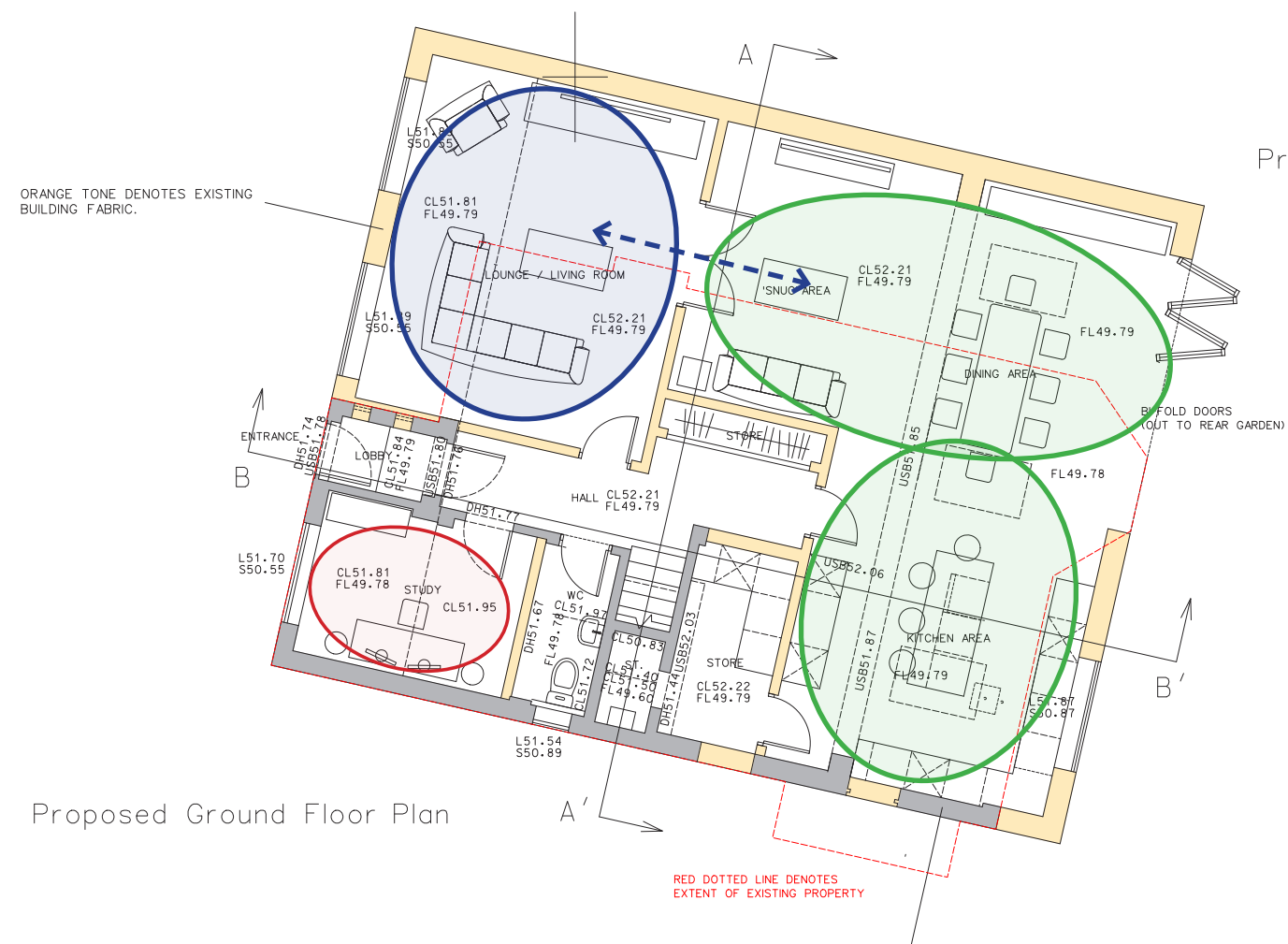
Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Extract table from ‘Technical housing standards – nationally described space standard’

Below: The proposed layout has been designed to introduce greater separation and varying levels of privacy between rooms. At present, access into the dwelling is gained directly into the open-plan kitchen, living and dining area.

By reintroducing a central corridor—a feature characteristic of late Victorian domestic layouts—the scheme establishes a stronger sense of order and privacy upon entry. The new internal arrangement allows certain rooms, such as the study (shown in red), to remain private, while others, such as the living room (shown in blue), can be enclosed for separation or opened to create a flowing connection with the large family kitchen and dining space at the rear of the property.



Above: The Master Bedroom suite is to be relocated within the new northern extension and will include a fitted walk-in wardrobe and en-suite facilities.

The three remaining bedrooms are all generously proportioned, each measuring approximately 8.8 sqm, ensuring there is no small or compromised 'box room'.

The introduction of a new corridor removes the existing bottleneck at the top of the stairs, resulting in a more spacious and comfortable landing area that improves circulation and overall flow at first-floor level.



2.4 MATERIALITY

The local area is characterised by a mixture of traditional construction materials, namely; 'common', red multi-blend brick, white painted brickwork and render, and brown / grey roof tiles. Located in an urban neighbourhood of Newall Green, soft landscaping / 'greenery' is prominent throughout the area, with grassed front gardens and trees / bushes common to most properties in the area.

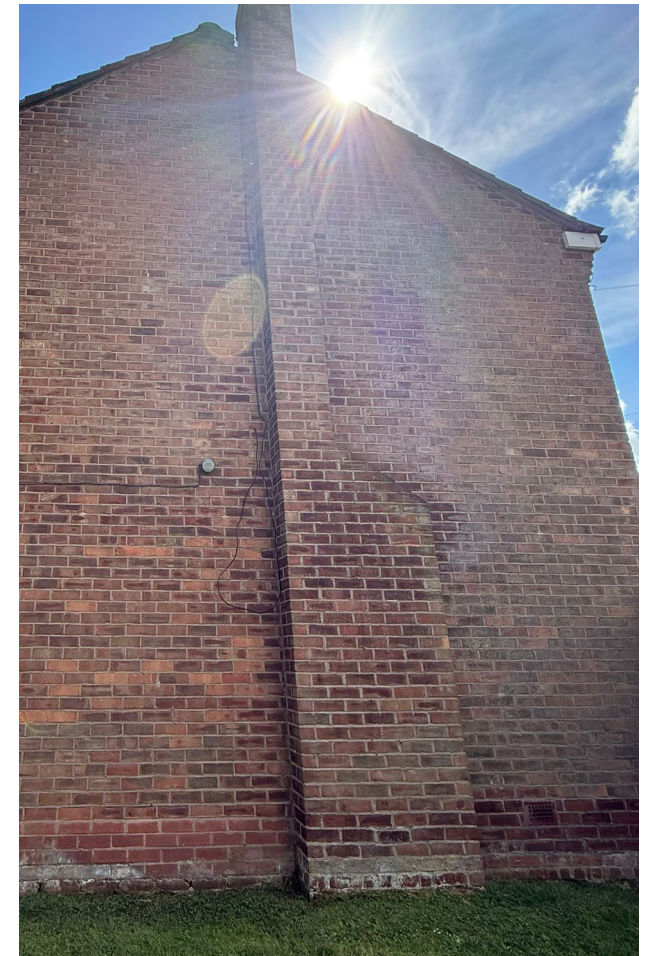
Constructed inline with current building regulations and details, the proposed dwelling will benefit from both thermal and acoustic improvements- amongst a host of others. Other features such as improvements to heating and energy efficient LED lights etc will further improve the existing properties energy performance rating (currently rated 'D').

The new dwelling will utilise a close matching brickwork 'Wienerberger Ashington Red Multi' (or otherwise agreed matching brick) which references the shades found in the existing brick. All extension brickwork is to be 'toothed-in' and use a matching colour cement-based mortar to help blend seamlessly between the old and new.

The existing brick 'corbel' detail at high-level (below the roof Eaves level) will be reintroduced where the dwelling is extended to the North- the existing corbel detail to the South will not be effected by the works.

As mentioned previously, all existing and new windows are to be replaced for a more modern looking, black UPVC unit. Visually, the existing windows look more 'dated' due to the faux leaded-light beading (diagonal / diamond pattern). The new 'standard', black-framed window units will provide a more contemporary aesthetic that ties in with the dark tones in some of the bricks and dark tone of roof tiles.

Elsewhere the intention is to use roof tiles to match the existing - assumed grey 'Marley Concrete Roof Tiles' with all new black UPVC rainwater goods. See the reference images on the following page regarding dark-tone window / doors and materials schedule (submitted as part of the application) for more information.



*Left: Precedent Scheme: Product photograph (Wienerberger Ashington Red Multi).
Right: Existing brickwork to 34 Dunnisher Road - note varying red tones plus deep brown / black bricks mixed in.*



Wienerberger Ashington Red Multi - CGI brickworks image.



2.5 LANDSCAPE, ECOLOGY AND BIODIVERSITY

There are limited works to be carried out to the landscape at the property. At the front of the property, the existing entrance route (made up of low brickwork walls and a concrete path) is to be locally amended and rationalised to suit the new 'infill' extension.

The rear and side extensions take up space that is currently occupied by either grassed, lawn areas, or hard-standing / patio space. The remainder of the landscape garden at the rear of the property and dense vegetation / planting at the rear of the plot will remain the same- unaffected by the proposed works.

There would be no loss of habitats of any species protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc.) Regulations 1994 or the Protection of Badgers Act 1992. FPL believe is not necessary or requirement for a Biodiversity Net Gain Assessment on the Application.

2.6 REFUSE, ACCESS, AND DRAINAGE

The proposed alterations would have no impact to the existing vehicular access provisions or refuse strategy.

The drainage arrangements will be altered to suit the new layout, but there will be minimal increase to the overall requirement. The existing provisions to the kitchen and GF toilet and first floor family bathroom will be reused (extended / amended to suit).

The new en-suite (to the master bedroom) will require new foul drainage (to connect with existing), and roofs may require additional rainwater downpipes to accommodate the additional rainwater captured on the roof. All drainage will be designed by an engineer and will be routed to connect with the existing outfall which drains into the separate sewer systems within the main highway.



70 Dunnisher Road - Property on Dunnisher that has replaced old white UPVC windows for more modern, dark framed unit.



Both: Precedent scheme examples of modern, black framed, window and bi-fold door - same as the proposed.



2.7 DESIGN / DEVELOPMENT PRECEDENT

As mentioned previously and as can be seen throughout the local area, there is clear design precedent for modern / contemporary design alterations - both on a large and small scale. Specific reference is made to the following schemes which have previously been supported and implemented locally- including but not limited to:

70 Dunnisher Road

Ref: 140911/FH/2024- APPROVED

Erection of a single storey extension to the front, side and rear to create additional living accommodation.

55 Dunnisher Road

Ref: 097746/FH/2011/S2- APPROVED

Erection of a part single/part two storey side extension and two storey extension at rear to form additional living accommodation.

48 Dunnisher Road

Ref: 113693/FH/2016- APPROVED

Erection of single storey extensions to the front, side and rear to form additional living accommodation.

20 Dunnisher Road

Ref: 114675/FH/2016- APPROVED

Erection of a two storey rear extension following demolition of existing single storey to provide additional living accommodation.

9 Dunnisher Road

Ref: 093167/FH/2010/S2- APPROVED

Erection of single storey side and part single storey, part two storey rear extension with detached garage to side.

3.0 PLANNING CONTEXT

3.1 PLANNING HISTORY

There is no relevant recent planning history for No.34 Dunnisher Road. The following historic planning history is noted of the councils website.

1991 - Ref: 040396 - Single storey extension and conversion of garage into playroom (PD).

In addition to the above there are 4 no. previous building control applications listed- these are noted below.

1991 - Ref: FP/91/08881 - Alterations to house to convert garage to playroom.

2002 - Ref: FP/02/38946 - Alterations to garage to form living accommodation.

2002 - Ref: FP/02/39006 - Revised plans for alterations to garage to form living accommodation.

2021- Ref: GA/22/13055 - Install a gas-fired boiler.

3.2 PLANNING POLICY

FPL submit that the proposal has been designed in accordance with and satisfies the criteria set out in within Policies SP1 and DM1 of the Manchester Core Strategy (2012), which seek to ensure that development is of a high design quality, respects residential amenity, and contributes positively to the character of the area. The scheme also meets with the design guidance set out within the Guide to Development in Manchester SPD (2007) and the aims of the National Planning Policy Framework (2023) to achieve “well-designed places.”

3.3 SUSTAINABLE DEVELOPMENT

Sustainable development is at the heart of the NPPF, paragraphs 11 and 14 indicate in favour of sustainable development across the borough. This means:

- Development proposals that accord with the development plan should be approved without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.



As mentioned previously, the proposed development will incorporate modern building techniques and high-performance materials to enhance the overall sustainability of the existing dwelling. Improved insulation, energy-efficient glazing, and airtight construction methods will significantly reduce heat loss and improve thermal performance.

The use of durable, low-maintenance materials will minimise ongoing environmental impact, while opportunities for improved natural lighting and ventilation will contribute to reduced energy consumption and a healthier internal environment. Collectively, these measures ensure the proposal aligns with current sustainability objectives and supports Manchester's wider commitment to reducing carbon emissions.

3.4 DESIGN

Throughout the National Planning Policy Framework (NPPF), the importance of high-quality design and appearance is made clear for all forms of development. Paragraphs 56 and 57 attach great importance to the design of the built environment, stating that it is essential to plan positively for the achievement of high-quality and inclusive design across all development types, including individual buildings, public and private spaces, and wider area schemes.

Furthermore, Paragraph 124 emphasises that "the creation of high-quality 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."

In line with these principles, and with reference to the Guide to Development in Manchester SPD (2007), the proposed development has been designed sympathetically, responding appropriately to the existing character, scale, and appearance of the host property, while ensuring a high standard of design consistent with national and local policy objectives.

4.0 SUMMARY AND CONCLUSION

The design process has evolved through discussion with the applicant from the outset and is deemed by the applicant to satisfy their brief. It is also hoped that this statement, together with the submitted drawings and supporting documentation, demonstrates that the proposed development has been carefully designed to respond to the character and scale of the existing dwelling and its surroundings, while safeguarding the amenity of neighbouring properties.

The scheme incorporates high-quality design, sustainable construction methods, and materials, in accordance with the guidance set out in the National Planning Policy Framework (NPPF), Policies SP1 and DM1 of the Manchester Core Strategy (2012), and the Guide to Development in Manchester SPD (2007). On this basis, the proposed development is considered to represent sustainable development and is therefore appropriate and suitable for approval.



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