

Design & Access Statement

Proposal: Proposed Single-Storey Rear Extension

Location: 7 Holwood Drive, Whalley Range, Manchester M16 8WS

1. Introduction

This statement supports a Householder Planning Application for a single-storey rear extension at 7 Holwood Drive, Whalley Range, Manchester M16 8WS.

The property is a detached dwelling house. The design has been developed to improve the internal family living space in a sensitive and proportionate way while maintaining the residential character of the property and its surroundings. The site is not located within a Conservation Area.

2. Site & Context

7 Holwood Drive is a detached residential property located on a suburban street of mainly traditional brick-built houses. The surrounding area is characterised by established family dwellings and long rear gardens. Rear extensions are common in the area and form part of the established pattern of development. The site is not within a designated Conservation Area, and the building is not listed.

3. Proposed Development

The proposal is for a single-storey rear extension projecting approximately 4.5m from the rear wall of the original dwelling. The extension will create an enlarged kitchen and dining space, supporting modern day-to-day use of the home.

A single lantern rooflight is proposed within the flat roof. This will introduce natural light deep into the plan, reducing the need for artificial lighting and improving the quality of the internal space.

4. Design Principles

- Scale & Massing:
 - The extension is single-storey with a modest overall height of approximately 4m. It remains clearly subordinate to the main house and is not visible from the street frontage.
- Materials:

- External walls will be finished in brickwork to match the existing property. The flat roof finish will be consistent with the appearance of the existing dwelling. The lantern rooflight will have a slim, neutral-coloured frame to minimise visual impact.
- Character of the Area:
 - As the extension is located at the rear of the property, it will not alter the appearance of the house when viewed from Holwood Drive. The use of matching materials and proportionate massing ensures that the proposal sits comfortably within its setting and does not harm the character of the area.

5. Impact on Neighbours

The extension has been positioned and designed to minimise any impact on neighbouring properties.

At approximately 4.5m projection, the extension goes beyond what would normally be achievable under permitted development, but the generous garden depth and single-storey height mean that there is no unacceptable loss of outlook, daylight or privacy to adjoining occupiers.

The lantern rooflight is set within the flat roof and does not create any overlooking.

6. Access

The proposal does not affect existing pedestrian or vehicular access arrangements. Access to the rear garden will continue to be at ground level.

7. Conclusion

The proposed single-storey rear extension has been designed to:

- Respect the scale and proportions of the detached dwelling house.
- Use materials and detailing consistent with the existing property.
- Improve the quality and functionality of the internal living space for the occupants.

The development does not harm the character of the area and does not result in an unacceptable impact on neighbouring amenity. On this basis, we respectfully request that planning permission be granted.