House Extension Studio

21st July 2025

DESIGN STATEMENT

PROJECT ADDRESS: 8 GROBY ROAD, CHORLTON, MANCHESTER, M21 8AF

PROJECT DESCRIPTION: SINGLE-STOREY REAR EXTENSION

The following Design Statement has been prepared to support the householder planning application for a single-storey rear extension to the property at the above address.

This Statement is to be read in conjunction with the planning application drawings, application forms and certificates of ownership.

The following sections will explain how the design concept for the proposal has developed, and how it promotes the application of high-quality design.

1. SITE AND CONTEXT

8 Groby Road is a two-storey semi-detached dwelling located in Chorlton, Manchester. The property benefits from a front and rear garden and a generous pathway to the side. The ground floor consists of separate kitchen, dining and living spaces. There are three bedrooms and a bathroom situated on the first floor, with an additional bedroom on the second floor. The property also benefits from a cellar. The house is not listed and is not located within a Conservation Area.

2. DESCRIPTION OF PROPOSALS

The proposal seeks planning permission for a single-storey rear infill extension, extending slightly (approx. 600mm) beyond the existing side wall. The extension will provide an open-plan kitchen and dining area, along with internal alterations to create a utility room/pantry and a ground floor WC.

Key design elements include:

- Slimline Crittall-style glazed doors opening onto the garden, improving natural light and garden access.
- Rooflights to introduce daylight deeper into the floorplan.
- Materials and finishes will be high quality and in keeping with the existing house and surrounding character.

3. SCALE AND APPEARANCE

The extension will extend to the existing rear wall and project approximately 600mm beyond the existing side wall. This is necessary to accommodate the open plan kitchen and dining area proposed, allowing a comfortable circulation zone around the dining table and kitchen island.

New, wider patio doors will replace the existing doors to bring more natural light into the space and create a more direct link between the dining room and the rear garden. The design also proposes a new patio with an integrated planter beside the kitchen window, to make the transition between inside and outside more gradual, as there is currently a significant difference between the ground floor level and the external levels. The patio will also provide an opportunity for garden chairs and a table to allow the residents to benefit from the evening sun.

A new up and over window will bring natural light deep into the kitchen area and will soften the junction between the new extension and the existing house.

The materials proposed will be in response and complimentary to the materials featured on the existing house. For the ground floor extension, we are proposing to use a brick that matches the existing (or if possible, reuse the existing bricks), with some grey/black metal features around the glazing, rainwater goods and copings.

4. PLANNING POLICY COMPLIANCE

The proposal has been designed in line with the relevant national and local planning policies, including:

- Manchester Core Strategy (2012) – Policy DM1 (Development Management) and Policy EN1 (Design Principles);

- National Planning Policy Framework (NPPF) – Sections 12 and 14, which promote well-designed places and efficient use of land.

The extension is modest in scale, subservient to the host property, and does not impact the amenity of neighbouring properties in terms of overshadowing, overbearing impact or overlooking.

5. ACCESS

Access to the property remains unchanged. The proposed extension will be level with the existing ground floor and will continue to provide accessible circulation space. The new WC and utility space improve internal functionality and day-to-day accessibility for residents. A new side door to the utility room will provide direct access to the outside without passing through the kitchen, offering added convenience for everyday tasks such as hanging out laundry or bringing in shopping.

6. LANDSCAPING

As described in Section 3, a patio is proposed to soften the transition between the dining room and the lower rear garden. Minor adjustments to the existing planting zones in the rear garden will be required following the works, to accommodate the new patio and to ensure that there is a comfortable access path around the new extension. The remaining externals, including existing boundaries will remain unchanged as part of these works.

7. CONCLUSION

The proposals represent a modest and well-considered improvement to the family home, enhancing the internal layout and usability while respecting the surrounding residential context. The design has been carefully developed to ensure a high-quality outcome with no adverse effect on neighbouring amenity.

8. CONCEPT VISUAL

