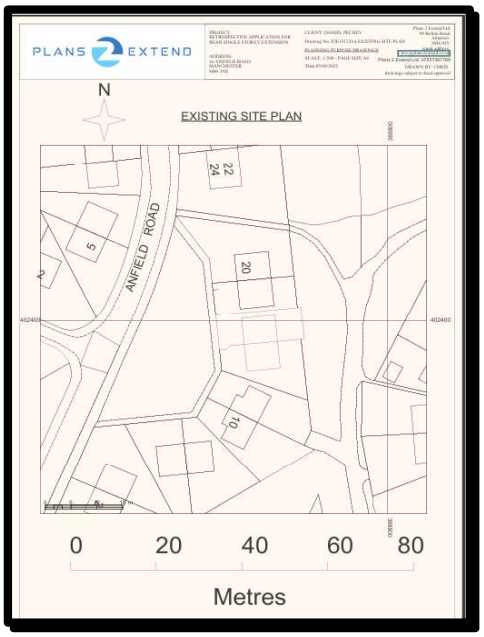
Design and Access Statement
Project Address: 16 Anfield Road, Manchester, M40 3NS
Applicant: Daniel Pechev
Prepared by: Plans 2 Extend Ltd

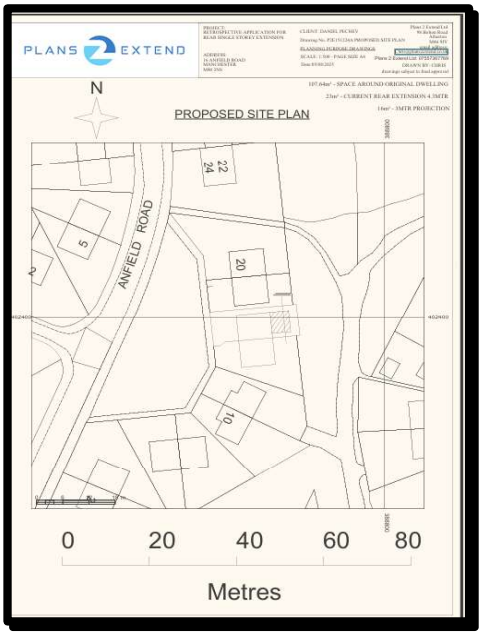
Application Ref: 142035/FO/25-APP/B4215/W/25/3364975

Date: 07/08/2025

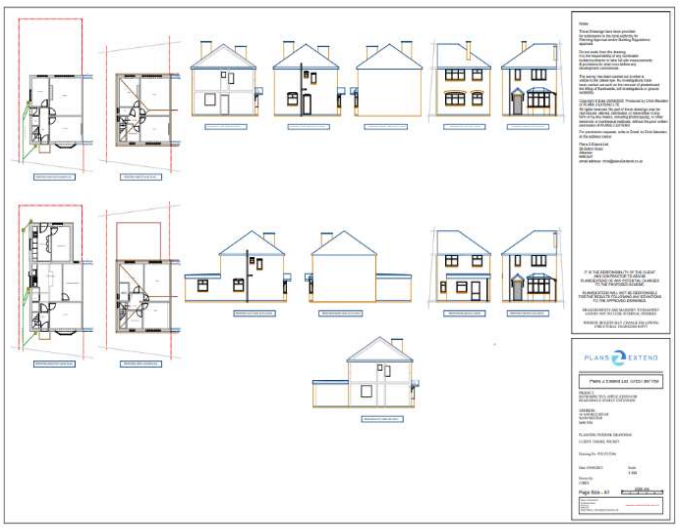
Existing site Plan



Proposed Site Plan



Proposed Plans



1. Introduction

This Design and Access Statement is submitted in support of a retrospective planning application for a rear single-storey extension at 16 Anfield Road, Manchester. The works have been completed and are now being formally submitted for retrospective approval to regularise the development. The statement outlines how the design complies with the **National Planning Policy Framework (NPPF, 2023)**, the **Manchester Core Strategy Development Plan Document (DPD)**, and supplementary guidance such as the **Guide to Development in Manchester SPD**.

It demonstrates that the extension is a modest, context-sensitive addition that integrates well with the existing dwelling and the surrounding urban fabric, while enhancing internal space and family functionality.

2. Site and Context

The site is a semidetached residential property located in a well-established neighbourhood in Manchester. It benefits from a private rear garden, good pedestrian access, and proximity to public transport and local amenities. The extension has been designed in full consideration of the urban grain and residential character of the area, respecting its established scale and layout.

3. Use

The residential use of the dwelling (Use Class C3) remains unchanged. The extension enhances internal functionality by introducing a modern, flexible layout that accommodates a kitchen/diner, informal lounge, home office/study, and a multi-use space suitable as a playroom or nursery. These functions reflect evolving family needs and support hybrid living arrangements that balance domestic life with remote work opportunities.

4. Amount

The extension projects 4.3 metres from the original rear elevation and occupies approximately 23 square metres of additional floorspace. While this exceeds the 3-metre depth typically permitted under permitted development rights for terraced dwellings, it remains modest and proportionate. Ample garden space remains, and the development avoids any sense of overdevelopment. It is acknowledged that extensions of up to 6 metres may be considered and accepted to this process, however due to a misunderstanding of the prior approval requirements for extensions exceeding 3 metres in depth, the applicant proceeded with the construction without first securing permission. The applicant recognises this was an oversight and is now seeking to regularise the situation in good faith through the correct planning channels by providing and achieving the development of a single-family dwelling that can make a meaningful contribution to Manchester's housing requirements by helping to meet the city's diverse and growing demand for varied housing types. While large-scale developments play a significant role, smaller-scale, individually tailored homes support a balanced housing mix, accommodate changing household structures, and make efficient use of underutilised or infill plots. A well-designed single-family home can also help maintain neighbourhood character, promote sustainable living, and reduce pressure on larger infrastructure projects. In this way, modest developments such as single dwellings contribute incrementally but valuably to Manchester's overall housing strategy.

5. Layout

The extension is positioned entirely to the rear of the dwelling, leaving all principal access points unaltered. Internally, it has been seamlessly integrated into the existing floor plan, improving natural light penetration, internal connectivity, and spatial flexibility. The layout promotes open plan living and supports inclusive use without compromising existing circulation patterns or access.

6. Scale

The single-storey scale ensures the extension remains subordinate to the host property, both in height and massing. It aligns with **Policy DC1.2a** of the Manchester Core Strategy, which discourages visually dominant extensions. The form and proportion preserve the architectural integrity of the original dwelling and avoid any sense of overbearing impact on neighbouring properties.

7. Appearance

The external materials—brickwork, roof tiles, and fenestration—have been chosen to match the original dwelling. This ensures consistency in character and appearance, particularly in line with **Policy DC1.2c** and SPD guidance on residential design. As the extension is located at the rear, it is not visible from the public realm, thereby preserving the appearance of the streetscape.

8. Access

There are no changes to pedestrian or vehicular access points. The property remains accessible via existing front and side access. The single-storey layout supports inclusive design, with level access throughout and no internal steps or obstructions, making the new space suitable for users with limited mobility, children, and elderly residents.

9. Residential Amenity

The extension was designed to avoid any material harm to neighbouring properties in terms of daylight, privacy, or visual intrusion. The rear-facing position, low height, and absence of overlooking windows ensure compliance with **Policy DC1.2b**, which seeks to protect amenity standards for both the applicant and neighbouring occupiers.

10. Parking and Amenity Space

No off-street parking provision is available for the development. The property continues to offer the same level of vehicular and cycle parking as before the extension.

Private Garden & Amenity Provision

Prior to development, the site benefited from a total private garden area of approximately **107.00 m^2,** comprised of:

- **Rear garden: 48.29 m^2**
- **Front and side garden: 58.71 m^2**

The proposed extension occupies **23 m^2**—slightly exceeding Permitted Development allowances by just **(2.6 m^2 (a 12.7 % increase).** After construction, the retained garden areas are:

- **Rear garden: 25.29 m^2**
- **Front and side garden: 58.71 m^2**
- **The remaining garden is ~84 m^2** out of an original **107 m^2,** meaning **only ~21.5% of the land is taken up by the extension**, so it **does comply** with the **50% land coverage rule.**

Under the **Guide to Development in Manchester SPD** (adopted 11 April 2007), all new developments are expected to offer **usable private amenity space—**gardens that are functional, flexible, and suitable for recreation, play, outdoor dining, drying clothes, storage or gardening activities

Although the SPD does not set **strict quantitative standards**, the Council often treats **50 m^2 of private garden for family housing** as a **reasonable benchmark**, consistent with guidance in neighbouring areas for semidetached properties

By retaining **~84 m^2**, this proposal **comfortably exceeds** the informal benchmark of **~50 m^2**, and significantly surpasses the 50**–**70 m^2 range often applied to **2–4-bedroom semidetached homes** in surrounding local authority guidance.

🏡 Planning Argument Enhancement

- The retained garden space is generous and **well above** common expectations for semidetached dwellings facing similar proposals.
- The space remains **usable**, well-landscaped, and suitable for everyday family life, outdoor activities, gardening, and natural drainage.
- This exceeds Council expectations for amenity provision and directly addresses past appeal comments concerning insufficient garden space.
- In the absence of rigid numeric thresholds in Manchester's SPD, your case remains robust and substantively supported by local design policy.

11. Policy Context

National Planning Policy Framework (NPPF, 2023)

- **Para 126–135**: Emphasises good design, contextual sensitivity, and sustainable, inclusive development.
- **Para 140**: Supports extensions that do not harm neighbouring amenity and integrate well with existing structures.

Manchester Core Strategy Policies

- **SP1 (Spatial Principles)**: Supports sustainable development that reinforces neighbourhood character.
- **H1 (Housing)**: Encourages improvements to housing that meet family and home-working needs.
- **DM1 (Development Management)**: Ensures proposals are well-designed, accessible, and do not harm amenity.
- **EN4**: Encourages carbon reduction and sustainable building techniques.
- **DC1.2 a–e**: Guides residential extensions with regard to scale, materials, garden space, and amenity.

Supplementary Planning Documents

- **Guide to Development in Manchester SPD (2007)**: Encourages rear extensions that are subordinate, use sympathetic materials, and retain garden space.
- **Residential Extensions SPD (if applicable)**: Offers updated guidance on householder developments.

12. Conclusion

The completed extension represents a **well-proportioned, policy-compliant** addition to a residential property in Manchester. It:

- Enhances functionality for modern family life.
- Respects the character and setting of the area.
- Maintains **exceptional private outdoor space**.
- Preserves residential amenity for neighbours.
- Aligns with national and local planning policy.
- Contributes to Manchester's housing requirements.

The applicant respectfully seeks retrospective approval for the extension on the basis of these merits.