

Design & Planning Statement

Planning Application for:

Part Two-storey, part one-storey Rear Extension

Site Address: 111 Ivygreen Road, Chorlton-cum-Hardy, Manchester M21 9FX

Applicant: Ms Lynda Moseley

Agent: Muse Architects

Date: October 2025

1. Introduction

1.1 Introduction to the Site

This Design and Planning Statement supports a householder application at 111 Ivygreen Road for a **two-storey rear extension** together with the **conversion of an oversized, unused utility area** to form a rationalised kitchen/utility arrangement. The proposal follows **established local precedent** on Ivygreen Road — specifically Nos. 105 and 117, where comparable two-storey rear additions have set a clear and context-appropriate pattern for change.

The dwelling is a **three-bedroom semi-detached house** with front driveway parking, an attached garage/utility zone and a generous rear garden. The home lies **outside the Chorlton Green Conservation Area**, with no site-specific heritage designations. The immediate suburban context features numerous domestic extensions of varied form and date, and recent approvals nearby demonstrate the council's support for **modest, well-designed additions** that safeguard amenity and character.

Justification

The scheme delivers fit-for-purpose family accommodation, improves energy and daylight performance, and **replicates the established massing and material language** of nearby precedents, ensuring a **neighbourly and policy-compliant** outcome. Key drawings and baseline information are contained in the submitted **Location and Site Plan, Existing Plans/Elevations, and Proposed Plans/Elevations**.

Site Location



Site Location | Aerial View

Site Location



Existing Site Plan View



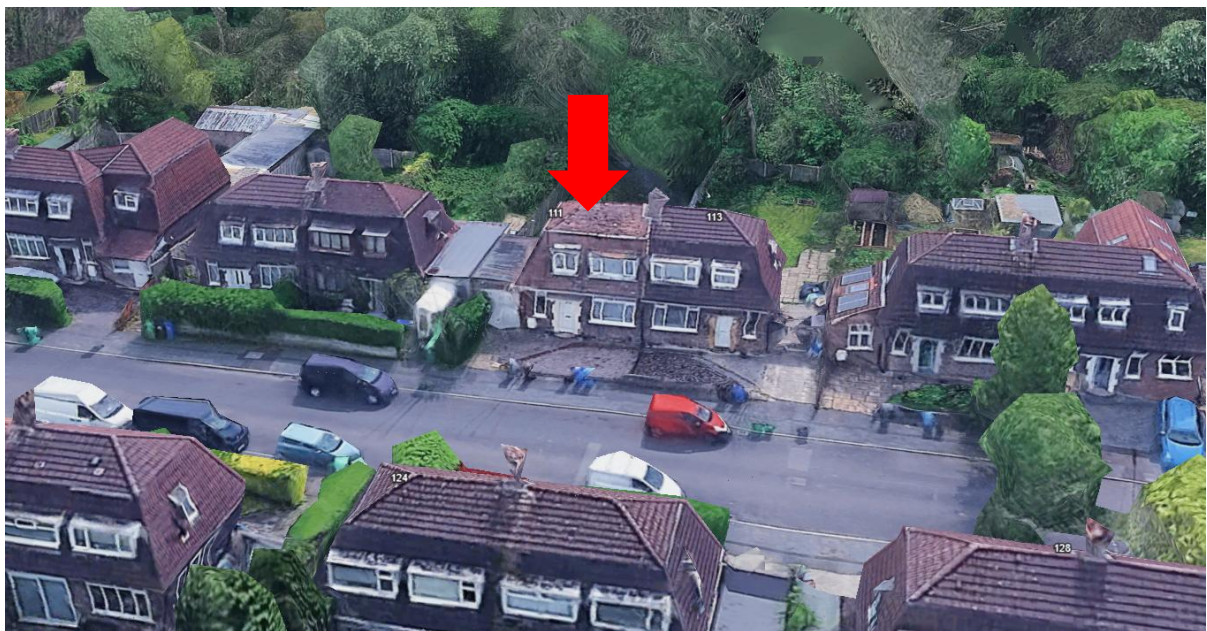
Site Plan (Google Earth view). Quickly sketched on site boundary, not scalable.

2. Site Context and Existing Property

The property sits on Ivygreen Road within a well-established **residential suburb** characterised by two-storey semi-detached houses on regular plots. The host dwelling presents typical post-war proportions, a **Mansard-style pitched main roof**, and an **attached garage** set behind a forecourt with off-street parking. The **rear garden** is generous in depth and able to accommodate sensitively scaled additions.

The **Existing Floor Plans and Elevations** show the current arrangement, including the garage and a modest rear structure/conservatory element, and confirm that the proposal can be delivered **without undue pressure on neighbouring amenity** or townscape character.

There are **no specific planning constraints** on the site. The street is residential in nature, with properties exhibiting similar architectural forms, including garage and roof extensions.



2.1 Immediate Surroundings

Ivygreen Road and adjacent streets display a **track record of domestic extension**, including rear and side enlargements and roof alterations. Notably, nearby permissions (including No. 119 in 2025) demonstrate council support for **context-responsive householder development**. The design at Nos. 105 and 117 provides a **direct precedent for two-storey rear additions** of comparable depth and appearance, which this proposal **replicates** in order to maintain rhythm, scale and material continuity along the semi-detached pairings.



Existing Street View Image (111 & 113 Ivygreen Road)



Existing Street View Image (107 & 109 Ivygreen Road)



Existing Street View Image (104 Ivygreen Road)



Existing Street View Image (105 Ivygreen Road)



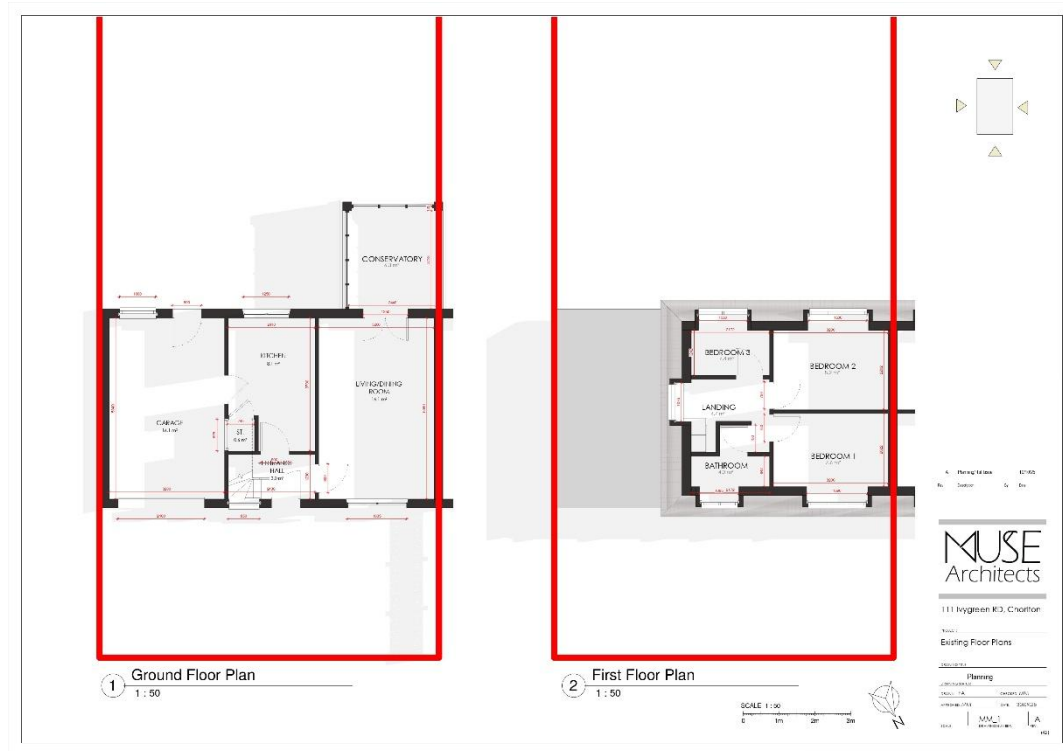
Existing Street View Image (119 & 121 Ivygreen Road)



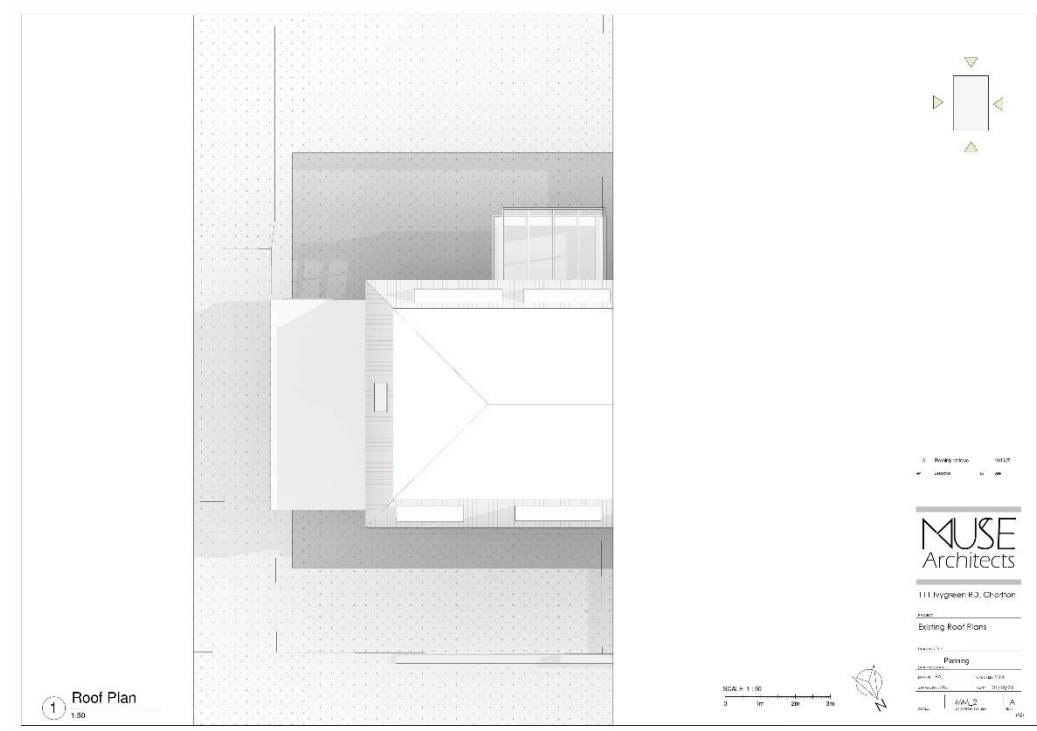
Existing Street View Image (115 & 117 Ivygreen Road)

2.2 Existing Drawings

2.2.1 Existing Floor Plan



2.2.2 Roof Plan



4. Site Plan

The submitted **Site Location Plan and Block Plan** (scale 1:1250 and 1:200 respectively) illustrate the context of the proposal in relation to the surrounding built environment.



Key Site Features

The property occupies a **standard suburban plot** and forms part of a pair of **semi-detached dwellings** on Lyggreen Road. It backs onto a **private residential garden** enclosed by close-boarded fencing and mature planting, typical of the area's post-war layout. An **attached garage and utility area** sit to the side of the dwelling, currently unused. These structures will be **partially reconfigured internally** to provide a more efficient kitchen and utility arrangement.

- **Rear access** to the garden will remain unchanged.
- The **plot is regular in shape** with a generous rear garden depth that allows the proposed development to be comfortably accommodated.
- The proposed **two-storey rear extension** occupies the width of the existing rear elevation but remains proportionate in depth, following the **established precedent** at Nos. 105 and 117 Lyggreen Road.
- The extension sits entirely within the curtilage of the property and **does not affect parking, the driveway, or the existing garage access** to the front elevation.
- Adequate separation distances to neighbouring plots are maintained on both sides, ensuring **no issues of overshadowing, loss of light, or overbearing impact**.
- No changes are proposed to the property's front elevation other than internal re-planning of the existing garage/utility area.

Landscaping

- The rear garden begins immediately beyond the existing decked area, which currently comprises timber decking in a deteriorated condition. This decking will be removed as part of the works, allowing the new extension to project up to the line of the former deck. The replacement of this weathered structure provides an opportunity to rationalise levels and improve surface water drainage around the new extension.
- Beyond the footprint of the proposed works, a substantial area of private green garden will be retained. Approximately 12 metres of usable lawn and soft landscaping will remain from the rear wall of the new extension to the back boundary, comfortably exceeding the Council's expectations for private amenity space. This ensures that the proposal makes efficient use of the existing plot while preserving the verdant garden character typical of Ivygreen Road.
- All existing boundary fences, trees, and shrubs will be retained, and no tree removal or hard landscaping changes are required. The overall garden setting will therefore remain predominantly green and domestic in character, consistent with the surrounding residential pattern and compliant with Manchester City Council's design and amenity guidance.

4.1 Proposed Floor plans

4.1.1 Ground Floor

The ground floor has been re-planned to create a light, spacious and flexible open-plan kitchen, dining and family area opening directly onto the rear garden through large-format glazed doors. This layout reflects modern family living, providing adaptable space, enhanced natural light and a stronger connection between the home and garden.

The design rationalises the existing arrangement by removing the outdated conservatory and converting the oversized utility and part of the garage into a functional kitchen, utility and pantry zone, complemented by a guest bathroom. This reconfiguration maximises usable space, improves circulation and storage, and delivers a coherent ground-floor layout suited to contemporary lifestyles.

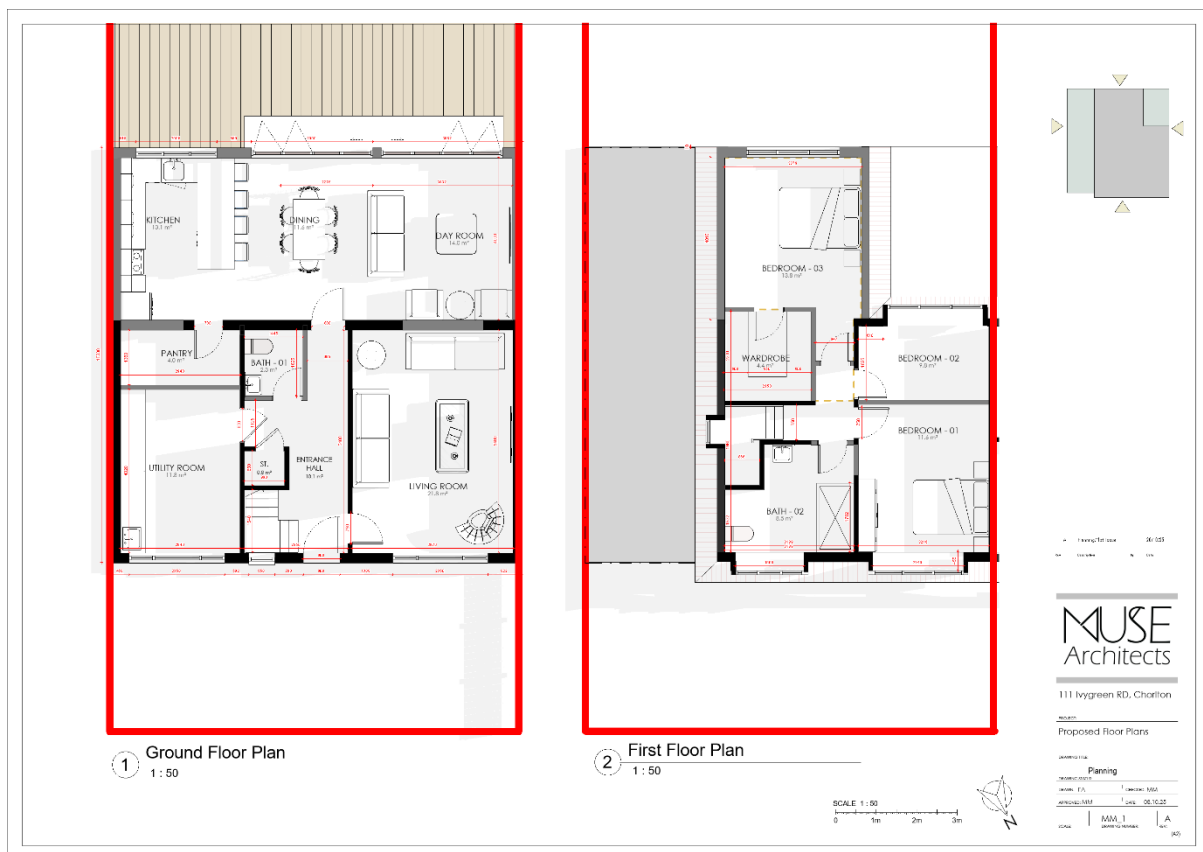
The single-storey extensions flanking the central two-storey rear element maintain a modest, neighbourly scale, ensuring the overall form remains proportionate and subservient to the main house. High-quality glazing improves daylight, ventilation and energy efficiency, while the retained access and garden depth preserve residential character and amenity.

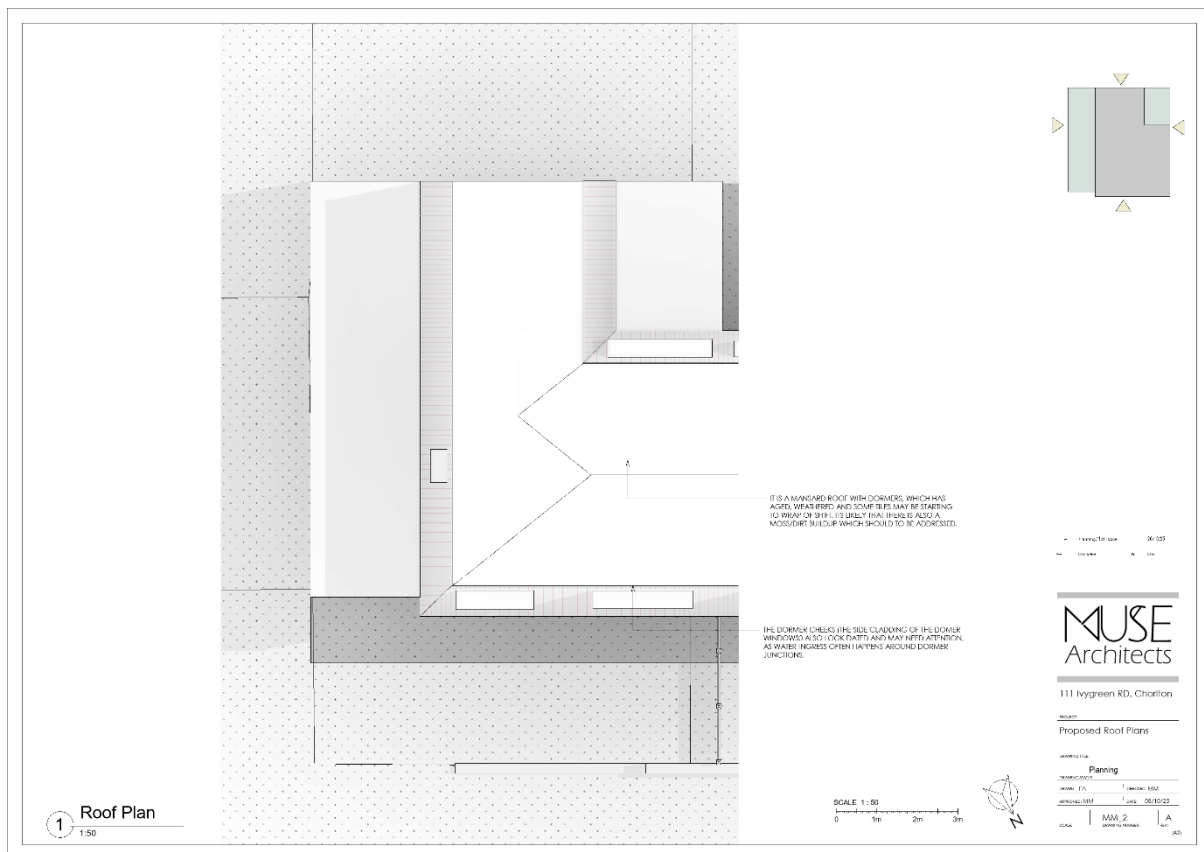
Overall, the proposals provide a modern, efficient and family-oriented living environment, fully consistent with Manchester Core Strategy Policy DM1 in delivering high-quality, well-designed and sustainable residential extensions. (Refer to the Proposed Floor Plans for detailed layout and room relationships.)

4.1.2 First Floor

The rear extension adopts a **split-form arrangement** in which only the **central section** of the new addition extends to first-floor level. This element provides a **new bedroom** with associated ancillary space, aligning directly with the established ridge and eaves of the main house. The adjoining extensions to either side — one replacing the former conservatory and the other forming the garage-side enlargement — are **retained as single-storey structures**, maintaining visual subordination and preventing any sense of over-dominance.

The **two-storey portion** is set well away from both side boundaries, ensuring generous separation and compliance with Manchester City Council's amenity and daylighting guidance. Window positions and proportions have been composed to **safeguard privacy** and to reinforce the **balanced rhythm** of the host dwelling when viewed obliquely from adjoining plots. The resulting arrangement mirrors the **established precedent massing** seen at Nos. 105 and 117 Ivygreen Road, combining practical additional accommodation with a contextual and neighbourly design response.





4.2 Proposed Elevations

The proposals introduce a **contextual, partially two-storey rear extension** designed to integrate seamlessly with the existing dwelling. The development utilises **matching red-brown brickwork, aligned fenestration, and complementary roof profiles**, ensuring architectural consistency with the original house and the established character of Ivygreen Road. The overall design reflects the **approved precedent at Nos. 105 and 117 Ivygreen Road**, replicating their successful scale, massing and material approach to deliver a proportionate and neighbourly form of development.

4.2.1 Front Elevation

The **front elevation remains entirely unchanged**, retaining its existing roof profile, window arrangement, and brick finish. No new projections, openings or external alterations are proposed to the principal façade, ensuring the dwelling's established appearance to Ivygreen Road is preserved. This approach maintains **continuity within the street scene** and avoids any visual disruption to the consistent frontage rhythm typical of this residential semi-detached pair.

4.2.2 Rear Elevation

The **rear elevation** features the primary alterations, comprising a **centrally positioned two-storey extension** flanked by **single-storey wings** on either side. This composition mirrors the

precedent forms seen at Nos. 105 and 117 and provides a **balanced, symmetrical massing** that remains visually subservient to the host dwelling. The use of **matching brickwork** and **high-performance glazing** ensures material harmony while maximising daylight and views to the garden.

At ground level, **large glazed bifold or sliding doors** open onto the garden, reinforcing the indoor-outdoor relationship and enhancing natural light to the main family spaces. Above, **modestly scaled rear windows** provide outlook to the new bedroom while maintaining privacy and acceptable separation distances to neighbouring properties. The **eaves and ridge heights** of the new two-storey section remain proportionate to the existing roofline, ensuring the extension reads as a **coherent, contextually appropriate addition**. The resulting design delivers a **modern yet respectful rear elevation**, consistent with Manchester City Council's design and amenity guidance for residential extensions.

4.3 Proposed Side Elevations

The **side elevations** retain a calm, understated appearance, continuing the existing **brickwork and roofline** without unnecessary complexity. The extension's **stepped massing** ensures that the two-storey element remains visually central and well away from both side boundaries, preventing any perception of enclosure or over-dominance. There are **no new side-facing openings**. The result is a respectful, proportionate addition that sits comfortably within the established rhythm of Ivygreen Road.



4.4 Proposed Site Plan



The proposed footprint sits comfortably within the existing plot, retaining substantial rear garden depth and ensuring that the overall layout remains balanced. Frontage arrangements, including driveway access and parking, are unchanged, and the development remains wholly within the property's curtilage. The scheme therefore maintains the site's open residential character and preserves its contribution to the wider streetscape.

5. Design Justification

Scale, Massing, and Character Integration

The two-storey rear extension has been purposefully designed to **mirror local precedent**, maintaining a **measured depth and central position** that reflects the forms successfully delivered at Nos. 105 and 117 Ivygreen Road. By adopting matching red-brown brickwork and complementary roof profiles, the new volume reads as a **natural continuation of the original structure**, avoiding visual dominance or imbalance.

The two-storey portion sits **well away from both side boundaries**, ensuring the scale remains appropriate to the semi-detached context and that adequate space is preserved between buildings. The **single-storey elements** on either side provide visual transition, breaking down the mass and helping the addition appear **subordinate to the host**. Collectively, these features maintain the rhythm and character of the existing streetscape in full compliance with **Policy DM1 (Design and Amenity)** of the Manchester Core Strategy.

Architectural Response

The architectural approach for 111 Ivygreen Road has been developed to ensure that all new elements integrate seamlessly with the existing dwelling and the wider residential character of Ivygreen Road. Each elevation has been designed as part of a **coherent architectural composition**, balancing functional improvement with contextual sensitivity and visual restraint.

Front Elevation

No external alterations are proposed to the front elevation. The existing brickwork, window proportions, and roof form will be retained in full, preserving the established appearance of the dwelling within the street scene. This approach ensures **continuity with adjoining properties** and maintains the consistent rhythm of façades characteristic of this section of Ivygreen Road. By avoiding unnecessary change to the principal frontage, the design sustains the **neighbourly and harmonious character** of the streetscape.

Rear Elevation

The principal architectural change occurs to the **rear elevation**, where a **central two-storey element** is introduced, flanked by **single-storey wings** to either side. The composition has been carefully considered to provide **balanced massing and architectural rhythm**, mirroring successful precedents at Nos. 105 and 117 Ivygreen Road.

At ground level, **large glazed doors and fixed panes** open directly onto the garden, reinforcing the connection between internal living spaces and the outdoor amenity area. These contemporary openings bring abundant daylight into the home, improving energy efficiency and the quality of the interior environment. The use of **matching red-brown brickwork** ensures material consistency, while the extension's simplified detailing and modest roof pitch maintain a **subordinate and neighbourly profile** when viewed from adjoining plots.

The upper floor incorporates **proportionate rear-facing windows** that align with the host dwelling's existing fenestration, providing a sense of order and coherence. Their placement has been carefully managed to **protect privacy** and maintain typical separation distances in accordance with Manchester City Council's design guidance.

Side Elevations

The side elevations remain **visually restrained**, preserving the existing character and continuity of the original house. The two-storey addition is positioned **centrally and set well away from both boundaries**, reducing visual bulk and preventing any sense of enclosure. No new side openings are proposed.

The continuation of matching **brickwork, roof tiles and rainwater goods** ensures the side elevations integrate seamlessly with the main dwelling. This simple and disciplined architectural treatment reinforces the domestic character of the property and its contribution to the established suburban setting.

The proposal therefore achieves a **balanced and well-considered architectural response**, where the scale, form and detailing of each elevation collectively enhance the property without detracting from the visual amenity of neighbouring dwellings. The design accords with the **NPPF (2024), Paragraphs 131–139: Achieving Well-Designed Places**, and satisfies the design quality objectives of **Manchester Core Strategy Policy DM1 (Design and Amenity)**.

Materials

The proposal maintains full **continuity with the existing dwelling** through the use of **matching materials** throughout. This approach ensures visual cohesion, long-term durability, and seamless integration within the established character of Ivygreen Road.

- **Walls:** All new walls will be constructed in **matching red–brown brickwork** to blend with the existing façade and neighbouring dwellings. No alternative wall finishes are proposed.
- **Roof:** The new pitched and flat roof elements will utilise **roof tiles consistent with the existing dwelling**, ensuring material continuity and maintaining the coherent appearance of the roofscape along Ivygreen Road.
- **Windows and Doors:** New windows and glazed doors will be **white uPVC units** matching the existing frames in style and finish. The large-format rear glazing is contemporary in proportion but uses the same material and colour, providing a modern yet sympathetic treatment.
- **Rainwater Goods:** Existing **black gutters and downpipes** with **white fascia boards** will be retained or replicated where new sections are required.

No decorative cladding, render, or new external materials are introduced as part of the works. The restrained and consistent palette reinforces the **domestic character** of the property and the wider street scene, fully in accordance with **Manchester Core Strategy Policy DM1 (Design and Amenity)**, which promotes high-quality, contextually appropriate design.

6. Neighbouring Amenity Assessment

The proposals have been designed to avoid any adverse effects on neighbouring occupiers in terms of overlooking, privacy, overshadowing, or enclosure, in accordance with **Manchester Core Strategy Policy DM1** and the **NPPF (2024)**.

Impact on No. 109 Ivygreen Road (East side neighbour)

No. 109 lies to the **east**. The proposed **two-storey element** is positioned **centrally within the plot**, set well away from this boundary, with a **single-storey wing** extending along the eastern side. This stepped massing ensures there is **no overbearing impact** or loss of light to No. 109's rear rooms or garden. There are **no side-facing windows** toward this neighbour, and existing fencing and vegetation continue to provide effective visual screening.

Impact on No. 113 Ivygreen Road (West side neighbour)

No. 113 lies to the **west**. The design mirrors the approach to the eastern boundary: the **two-storey addition** remains **centrally aligned** and **offset** from the side boundary, with a low-profile single-storey section maintaining an appropriate sense of space between dwellings. There are **no side openings**, and the scale and separation avoid any perception of enclosure or overlooking, preserving the amenity of No. 113.

Impact on Rear Garden Neighbours (South)

The property backs **south** onto long private gardens with mature planting and boundary fencing. A **substantial rear garden depth of approximately 12 metres** is retained beyond the proposed extension, ensuring ample private outdoor space and protecting the green character typical of Ivygreen Road. All new glazing faces the applicant's own garden, maintaining the established pattern of outlook and ensuring **no additional overlooking** of neighbouring plots.

Impact on the Street Scene (North – Ivygreen Road)

The **front (north) elevation** remains **unchanged**. No new projections, openings, or material alterations are proposed, so the development has **no effect on the street scene** or on the amenity of dwellings opposite.

Privacy, Daylight and Outlook

The **centralised positioning** of the two-storey extension, flanked by **single-storey elements**, ensures a **balanced and neighbourly form** that protects daylight, outlook, and privacy for adjoining occupiers. The **absence of new side windows** and retention of boundary fencing maintain mutual screening between properties.

Conclusion:

The scheme represents a **modest, proportionate and well-considered extension** that

safeguards residential amenity for Nos. 109, 113, and neighbouring rear gardens. It accords fully with **Policy DM1** of the Manchester Core Strategy and the **NPPF (2024)** design principles promoting well-designed, neighbourly development.

7. Access Statement

The property is a private residential dwelling (Use Class C3). The proposed development comprises a **two-storey rear extension** with flanking **single-storey elements** and minor internal reconfiguration. The works are **domestic in scale** and do not alter the existing use or general access arrangements to the site.

Pedestrian and Vehicular Access

Existing **vehicular and pedestrian access** from Ivygreen Road will remain **unchanged**. The property benefits from an established driveway providing **off-street parking**, and this arrangement is fully retained. The extensions are confined to the rear of the dwelling and do not affect movement around the site or the safe operation of parking and access areas.

Internal Accessibility

All new ground floor accommodation, including the extended kitchen, dining and utility areas, will be provided on a **single level**, ensuring **step-free access** throughout. The new rear doors will feature **level thresholds** opening directly onto the garden patio, improving inclusive circulation and ease of use. The layout continues to meet the objectives of **Building Regulations Part M** for accessible dwelling design.

Garden Access

Access to the **rear garden** is maintained and improved via **wide format glazed doors**, providing a clear and level route between the indoor family space and the outdoor amenity area. Existing boundary fencing and paths are retained, ensuring simple and secure access around the property.

Waste Storage and Servicing

Current **waste and recycling storage** arrangements remain in their established position to the side/front of the dwelling. The development does not interfere with bin movement or servicing access, continuing to meet Manchester City Council's household waste standards.

Inclusive Design

The proposal improves functionality without introducing barriers for any occupants. The reconfigured layout enhances internal space, daylight and circulation, while step-free access to the garden ensures long-term adaptability for a variety of household needs.

Conclusion:

The scheme retains all existing access arrangements and introduces improved internal and garden-level accessibility. It therefore accords with Manchester Core Strategy Policy DM1 (Design and Amenity) and the inclusive design principles of the NPPF (2024, Paragraphs 131–139), representing a practical, inclusive and proportionate design response.

8. Planning Policy Compliance

The proposal has been designed in full accordance with national policy and the Manchester City Council planning framework. It is proportionate in scale, sympathetic in design and safeguards neighbouring amenity, and therefore represents a policy-compliant householder extension.

Manchester Core Strategy (Adopted)

- **Policy SP1 – Spatial Principles**
Supports sustainable investment in existing housing, improved energy/daylight performance, and high-quality design appropriate to context. The scheme optimises the home's utility without altering its residential use.
- **Policy DM1 – Development Management**
Requires good design, protection of residential amenity (privacy, outlook, daylight/sunlight), appropriate scale/massing, and suitable materials. The centrally positioned two-storey rear element, with single-storey wings to each side, remains subordinate to the host; no side-facing windows are introduced; privacy and separation are preserved; and materials match the existing dwelling.

Supplementary Guidance

- **Guide to Development in Manchester: SPD & Planning Guidance**
Emphasises context-responsive scale, massing and detailing. The extension echoes established local precedent on Ivygreen Road (e.g., Nos. 105 and 117) with matching brickwork, restrained roof profiles and disciplined rear fenestration, delivering a neighbourly, coherent addition.
- **Householder / Residential Extensions guidance (as published online by MCC)**
Seeks subservient additions that protect amenity and avoid over-dominance. The two-storey volume is set well away from both side boundaries, the flanking elements are single-storey, and a substantial rear garden depth (approx. 12 m) is retained, all of which accord with the guidance's intent.

National Planning Policy Framework (NPPF)

- **Achieving well-designed places**
The design is sympathetic to local character, maintains amenity, and adapts the property for modern family needs efficiently and proportionately.
- **Decision-making**
Well-designed, neighbourly extensions that optimise existing homes should be

acceptable for approval. The proposal enhances internal space and accessibility while avoiding adverse impacts.

Parking, Access and Servicing

- Vehicular and pedestrian access from Ivygreen Road is unchanged; off-street parking on the existing driveway is retained.
- Waste and recycling storage arrangements remain as existing (side/front of the dwelling), with no change to collection or servicing.

Design, Amenity and Materials

- **Design & Amenity:** The massing is balanced and centralised; no side-facing windows are proposed; boundary treatments and garden depth maintain privacy and outlook for No. 109 (east) and No. 113 (west) and properties to the south.
- **Materials:** New work uses matching red-brown brickwork, roof coverings to match existing, white uPVC windows/doors to match existing, and black rainwater goods—ensuring continuity with the host and wider streetscape.

Summary

The proposal is fully compliant with the Manchester Core Strategy (SP1, DM1), the Guide to Development in Manchester SPD (and associated householder guidance), and the NPPF. It:

- Enhances the dwelling's functionality, accessibility and adaptability.
- Safeguards residential amenity (privacy, outlook, daylight) for all neighbours.
- Preserves parking and access and retains a generous private garden.
- Uses matching, durable materials to maintain townscape coherence.

9. Precedent and Approval Context

The application site lies outside any designated conservation area and is not subject to heritage or listed building constraints. Nevertheless, careful consideration has been given to the surrounding residential character of Ivygreen Road, which comprises traditional post-war semi-detached dwellings arranged along a consistent building line. The design responds to this established pattern through matching materials, balanced massing and sympathetic proportions, ensuring the proposal remains respectful, proportionate and coherent.

This approach accords with the NPPF (2024, Paragraphs 131–139), which emphasise that new development should be sympathetic to local character and history while optimising the potential of sites.

Architectural Language and Materiality

- The proposal maintains the **existing red-brown brickwork and roof tiles**, ensuring full continuity with the host dwelling and the wider street scene.
- The addition of **high-performance rear glazing** modernises the appearance without detracting from the traditional domestic character.
- The **absence of new cladding or render** reinforces the property's original architectural identity and ensures the extension blends seamlessly with adjoining dwellings.
- Collectively, these material choices create a **cohesive and understated finish**, consistent with the visual language of Ivygreen Road.

Massing and Form

- The rear extension adopts a **central two-storey element** flanked by **single-storey wings**, a composition that mirrors the rhythm and balance of nearby extensions at Nos. 105 and 117 Ivygreen Road.
- The form and roofline are **subordinate to the host dwelling**, ensuring that the new work reads as a natural continuation rather than a dominant addition.
- The massing remains centrally positioned within the plot and **set back from both side boundaries**, maintaining a generous sense of openness between buildings.
- The resulting form is coherent, neighbourly and proportional, integrating comfortably with the scale and rhythm of the surrounding houses.

Precedent for Extensions

- Ivygreen Road exhibits a clear pattern of **residential extensions**, reflecting the area's evolution as a family-housing neighbourhood.
- At **No. 117 Ivygreen Road**, permission was granted for a **two-storey rear extension** of comparable depth and design, establishing a precedent for developments of this type.
- **No. 105 Ivygreen Road** also benefits from a similar two-storey rear addition, demonstrating a consistent approach to form, height and materiality.
- Most recently, **No. 119 Ivygreen Road (Ref: 141936/FH/2025)** received consent for a single-storey rear and side extension with garage conversion, confirming the Council's continued support for proportionate householder development in this locality.
- Collectively, these examples show that the principle of rear and side extensions is **well established** and supported by Manchester City Council where proposals respect scale, amenity and materials.

By comparison, the current proposal at **No. 111** represents a **measured and restrained interpretation** of these successful schemes—enhancing accommodation while maintaining subservience to the host building. This approach aligns with the **NPPF (2024, Paragraph 11(c)/(d))**, which encourages local authorities to approve **well-designed proposals** that fit their context and make efficient use of land.

The design therefore draws directly from **local precedent** and established **architectural character**, delivering a modest, balanced and contextually appropriate extension. It

integrates harmoniously within Ivygreen Road, consistent with the **Manchester Core Strategy (Policies SP1 and DM1)** and the **NPPF (2024)** objectives for high-quality, neighbourly residential development.

10. Conclusion

The proposed development at 111 Ivygreen Road, Chorlton-cum-Hardy (M21 9FX)—a centrally positioned two-storey rear extension flanked by single-storey elements, with internal reconfiguration to create a rationalised kitchen/utility and enhanced family space—represents a carefully considered, proportionate and policy-compliant form of householder development.

The scheme:

- **Optimises the home's functionality** by delivering an open-plan kitchen/dining/family space with direct garden access, a practical utility/pantry arrangement, and an additional first-floor bedroom/ancillary accommodation—supporting long-term adaptability for modern family life.
- **Respects local character** through matching red-brown brickwork, complementary roof forms and disciplined fenestration; the massing remains subordinate to the host, with the two-storey element set well away from both side boundaries and single-storey flanks providing a gentle transition.
- **Safeguards neighbouring amenity:** no side-facing windows are proposed; privacy and outlook to No. 109 (east), No. 113 (west) and gardens to the south are protected; a substantial 12 m rear garden depth is retained.
- **Maintains access and parking:** existing pedestrian/vehicular access from Ivygreen Road and off-street driveway parking are unchanged; waste/recycling arrangements remain as existing
- **Complies with planning policy** aligns with **NPPF (2024)** design principles and **Manchester Core Strategy Policies SP1 and DM1** and accords with the Council's published design guidance for residential extensions.
- **Reflects local precedent** mirrors the accepted massing and material approach seen at Nos. 105 and 117 Ivygreen Road, with further recent approval at No. 119 reinforcing the area's supportive context for well-designed householder extensions.

In conclusion, the proposals constitute a **sustainable, well-designed, and neighbourly form of development** which enhances the applicant's home while respecting its surroundings.

We respectfully submit this request that Manchester City Council approves this planning application, given the proposal's clear design, evident and minimal impact on neighbouring properties, demonstrable alignment with established precedent, and its compliance with planning policy.

Site Images:





