King
Street
Planning

Planning Statement

183 Oswald Road, Chorlton, Manchester, M21 9AZ

August 2025

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[redacted]

1. Introduction

1.1. This Planning Statement has been prepared by King Street Planning ("KSP") on behalf of Ms Wright and Mr Lynch ("the Applicants"). Householder planning permission is sought for a dormer and ground floor extension at no. 183 Oswald Road, Chorlton, Manchester, M21 9AZ ("the site").

1.2. The proposals are described in greater detail in Section 3 of this Statement. In summary, planning permission is sought for the following ("the proposed development"):

> *"Ground floor side and rear extension; dormer to provide additional living accommodation; provision of rooflights; and replacement of existing windows."*

1.3. This Statement provides a planning assessment of the proposed development against all relevant planning policies and other material considerations in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004. An extract of the Site Location Plan is provided below and in full at Appendix 1.

Figure 1.1: Site Location Plan



Application Documents

1.4. The schedule of submission documents is set out in Table 1.1.

Table 1.1: Schedule of Submission Documents

Document	Author	Reference
Administrative & Reports		
Application Forms	King Street Planning	PP-14245518
Planning Statement	King Street Planning	August 2025
Plans		
Site Location Plan	Artform Architects	OR/PL/009
Existing Site Plan	Artform Architects	OR/PL/007
Existing Basement Plan	Artform Architects	OR/PL/001
Existing Ground Floor Plan	Artform Architects	OR/PL/002
Existing First Floor Plan	Artform Architects	OR/PL/003
Existing Loft Plan	Artform Architects	OR/PL/004
Existing East Elevation	Artform Architects	OR/PL/010
Existing North Elevation	Artform Architects	OR/PL/006
Existing West Elevation	Artform Architects	OR/PL/005
Proposed Site Plan	Artform Architects	OR/PL/100
Proposed Ground Floor Plan	Artform Architects	OR/PL/101
Proposed First Floor Plan	Artform Architects	OR/PL/102
Proposed Loft Plan	Artform Architects	OR/PL/103
Proposed Roof Plan	Artform Architects	OR/PL/104
Proposed Section	Artform Architects	OR/PL/108
Proposed East Elevation	Artform Architects	OR/PL/105
Proposed North Elevation	Artform Architects	OR/PL/107
Proposed West Elevation	Artform Architects	OR/PL/106
Proposed Materials Plan	Artform Architects	OR/PL/112

1.5. The scale of development proposed by this application does not reach the minimum thresholds for Environmental Impact Assessment (EIA) Screening under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The location and nature of the proposed development does not give rise to significant environmental impacts in its setting sufficient to warrant a requirement for an EIA; therefore, the proposed development does not constitute a scheme requiring an EIA.

1.6. Overall, the proposed development has the potential to deliver a sustainable, architecturally significant scheme that will enhance the local built and natural environment. It is considered that the site's

development is acceptable in planning policy terms, and accordingly, planning permission should be granted without delay.

2. Site Description

2.1. The site is located off Oswald Road in the ward of Chorlton in Manchester City Council's ("MCC's") administrative area. A Site Location Plan is provided at Appendix 1.

The Site

2.2. The site is rectangular in shape and extends to c. 0.02ha (236sqm). The existing property comprises a three-storey building arranged over basement, ground and first floor. The existing schedule of accommodation is provided below.

- Basement floorspace - 26sqm.
- Ground floorspace - 60sqm.
- First floorspace - 60sqm.

Figure 2.1: Photo of Existing Property from Oswald Road



Figure 2.2: Photo of Bathroom and from Rear Garden



2.3. The existing main ridge height extends to 9.2m above the existing ground level.

Key Environmental and Planning Considerations

2.4. A review of the site's characteristics and environmental considerations has been undertaken:

- **Built Heritage** – The property is not subject to any statutory or non-statutory heritage designation.
- **Conservation Area** – The site is not located within, or adjacent to, a Conservation Area.
- **Trees** – There are no trees on site and as such, there will be no effects to any trees associated with the proposals.
- **Flood risk** – The site is located in Flood Zone 1, lowest area of flood risk.
- **Article 2(3)** – The site is not located on Article 2(3) land.
- **Article 4** – The site is not located on Article 4 land.

Planning History

2.5. Following a review of MCC's planning portal, no relevant planning applications have been identified which relate to the site.

Surrounding Planning Context

185 Oswald Road (ref. 140216/FH/2024)

2.6. On 31 July 2024, planning permission was granted by MCC for the following development:

"Erection of single storey side/rear extension including demolition of existing rear bay window."

2.7. The proposed development sought to provide a side extension and replace the existing bay windows with bi-fold patio doors. An extract of the Proposed Site Plan is provided below.

Figure 2.3: 185 Oswald Rd Proposed Site Plan Extract

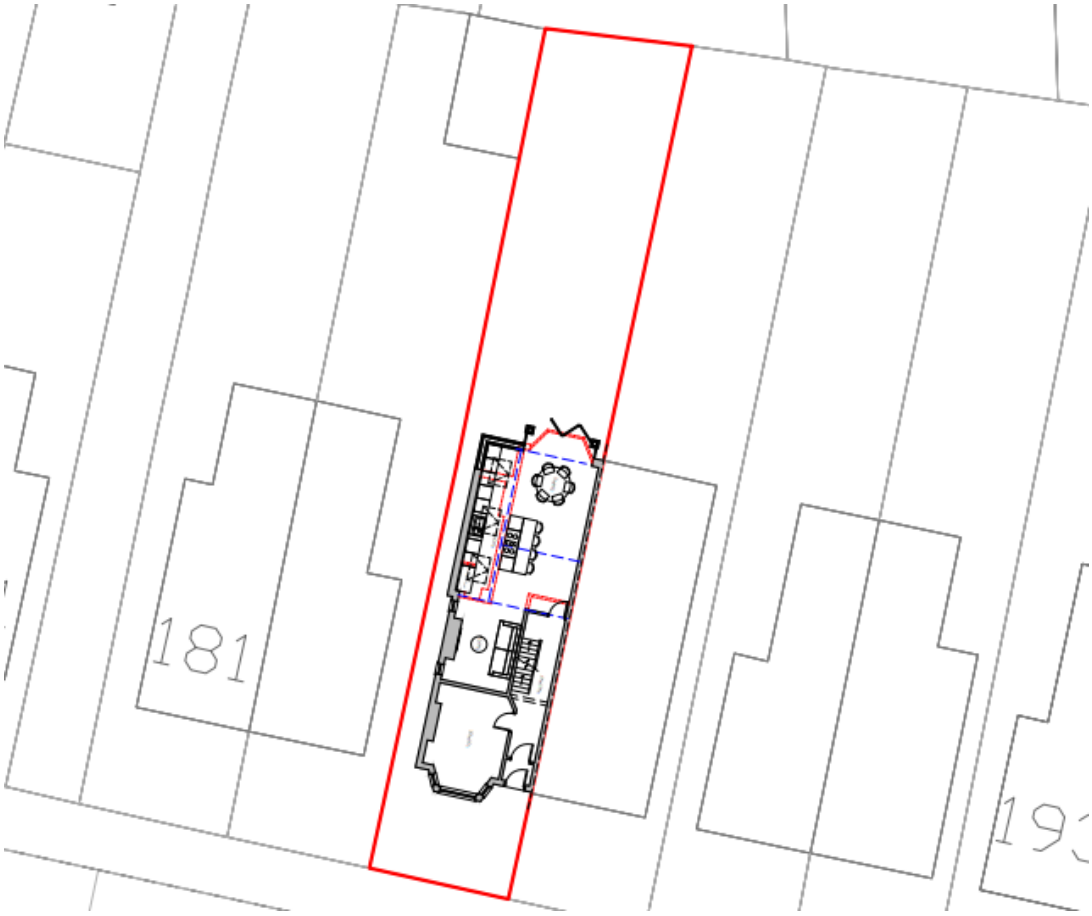
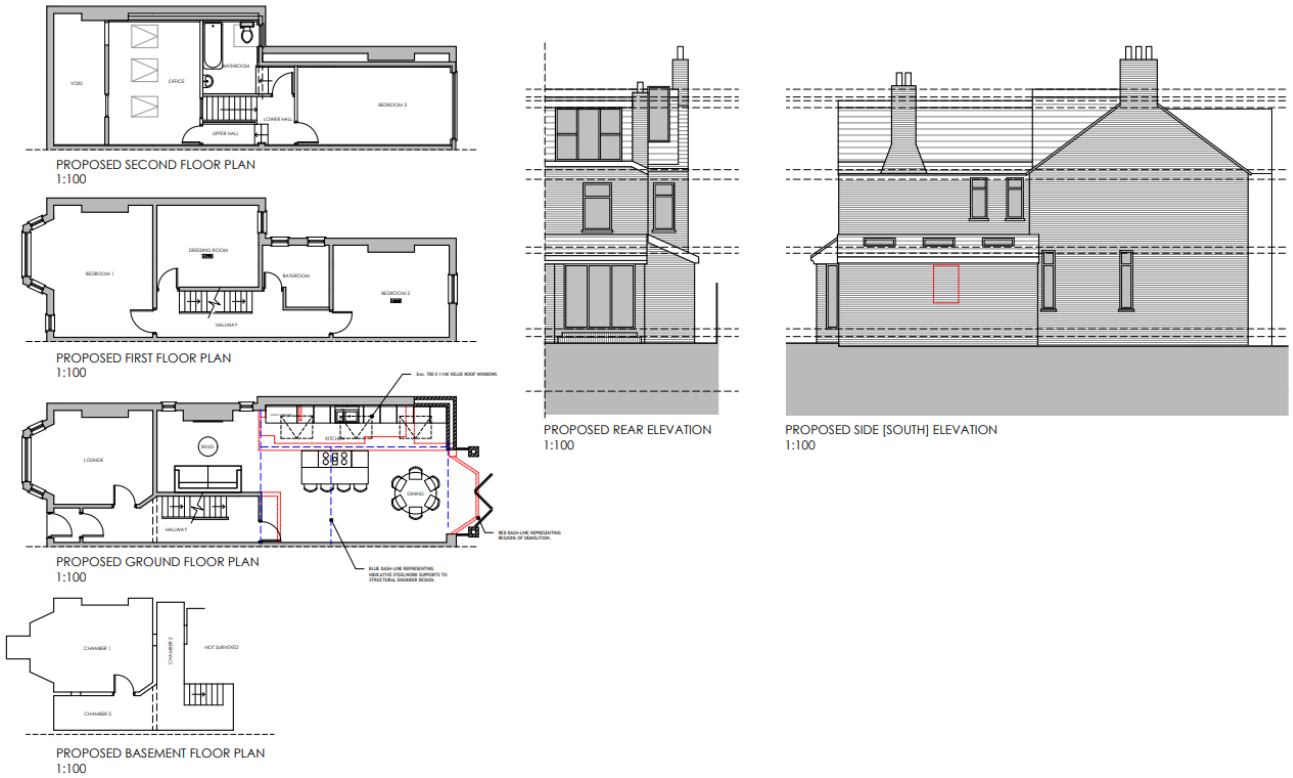


Figure 2.4: 185 Oswald Road Proposed Floorplans and Elevations



181 Oswald Road (ref. 130750/FH/2021)

2.8. On 9 August 2021, planning permission was granted by MCC for the following development:

"Erection of a single storey side extension and enlargement of existing bay window to the rear."

2.9. The proposed development sought to provide a side extension and replace the existing bay windows with bi-fold patio doors. An extract of the Proposed Site Plan is provided below.

Figure 2.5: 181 Oswald Rd Proposed Ground Floorplan Extract

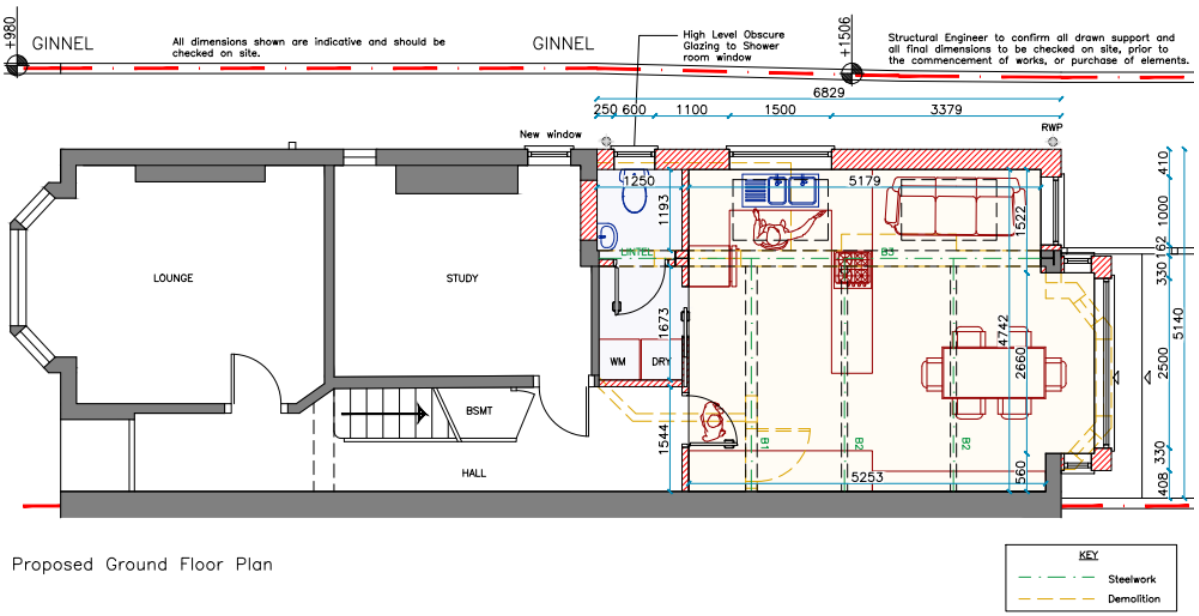
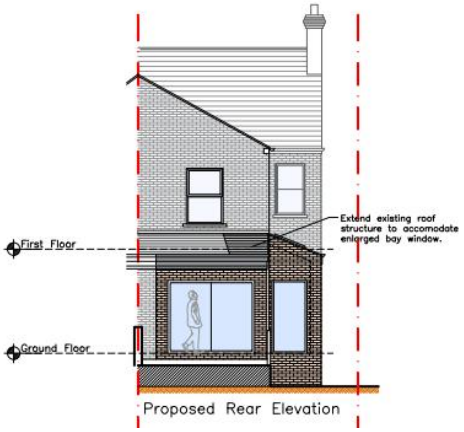


Figure 2.6: 181 Oswald Road Proposed Elevations





2.10. The above extensions have been factored into the design of the proposed development and to ensure compliance with the 45 degree rule.

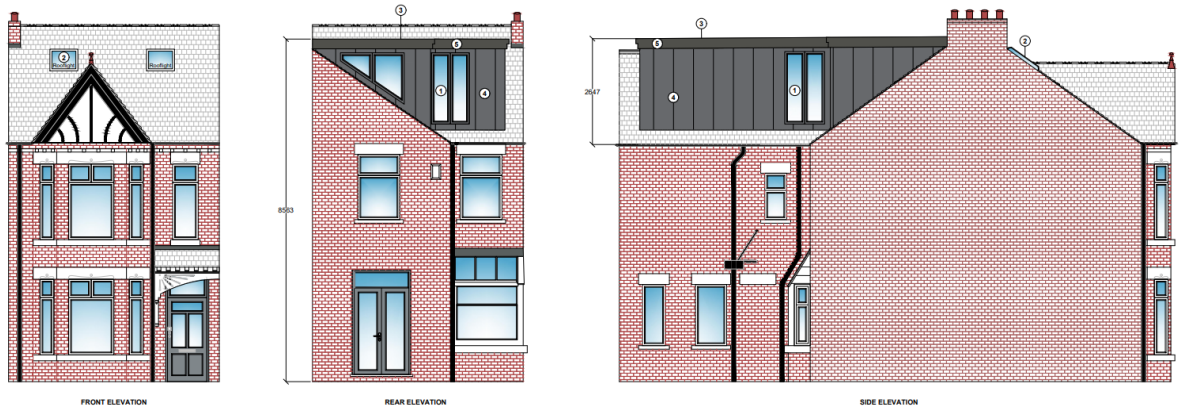
76 Grange Road (ref. 135516/FH/2022)

2.11. On 11 January 2023, planning permission was granted by MCC for the following development:

"Erection of rear dormer and installation of rooflights to front."

2.12. An extract of the proposed elevations is provided below.

Figure 2.7: 76 Grange Road Proposed Elevations



3. The Proposed Development

3.1. The planning application seeks householder planning permission for extensions to no. 183 Oswald Road. The proposed description of development is as follows:

> *"Ground floor side and rear extension; dormer to provide additional living accommodation; provision of rooflights; and replacement of existing windows."*

3.2. Each element of the proposed development is presented below, followed by the key interventions on each elevation. The proposed development will increase the number of bedrooms from 3 to 4; provide 3no. additional bathrooms; and a study.

Table 3.1: Schedule of Accommodation

Floor	Existing floorspace (sqm)	Proposed Development Floorspace (sqm)	Sqm Difference	Commentary
Basement	26sqm	26sqm	0sqm	No change to basement proposed.
Ground	60sqm	82sqm	22sqm	-
First	60sqm	60sqm	0sqm	-
Loft	0sqm	52sqm	52sqm	-
Total	**146sqm**	**220sqm**	**74sqm**	**-**

Ground Floor Side and Rear Extension

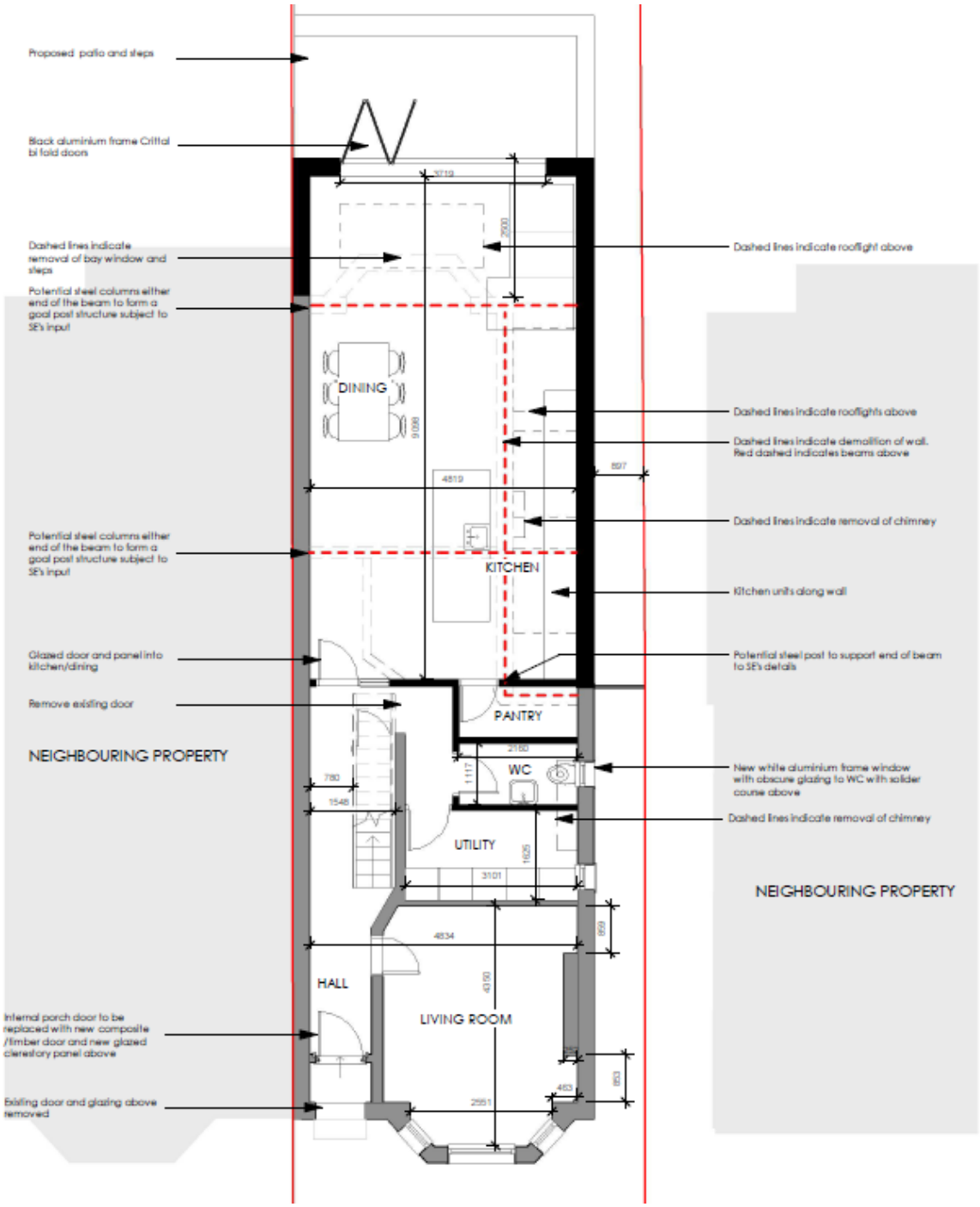
3.3. A single storey ground floor side and rear extension is proposed as part of the proposals. This will include the following key elements:

- Infill the existing side elevation to the rear of the property, and extending the building by 2.5m from the existing rear elevation.
- The total floorspace of the extension amounts to 22sqm.
- The extension will be flat roof and extends up to 4m in height from the existing ground level.
- 3no. rooflights are proposed on the side extension and 1no. roof lantern is proposed in the rear extension.
- Black heritage bi-fold Crittall doors are proposed for the rear elevation into the garden.
- There will be internal reconfiguration of the ground floor with a new WC proposed. A window is proposed to the WC which will be obscure glazed.

3.4. The side extension does not extend beyond the width of the existing building line. No side windows are proposed to the extension thus avoiding any overlooking effects to adjacent properties.

3.5. The proposed ground floor plan extract is provided below.

Figure 3.1: Proposed Ground Floorplan



3.6. A materials plan is provided as part of the submission, the materials to be used comprise:

- Black aluminum Crittall doors for the rear extension access to the garden.
- The extension walls will be constructed with brick likely to be lambertus or similar. An example of the potential bricks is provided below. There may be an opportunity to reuse the bricks which are

dismantled from the existing chimney proposed for removal. The feasibility of this will be assessed by the builder.

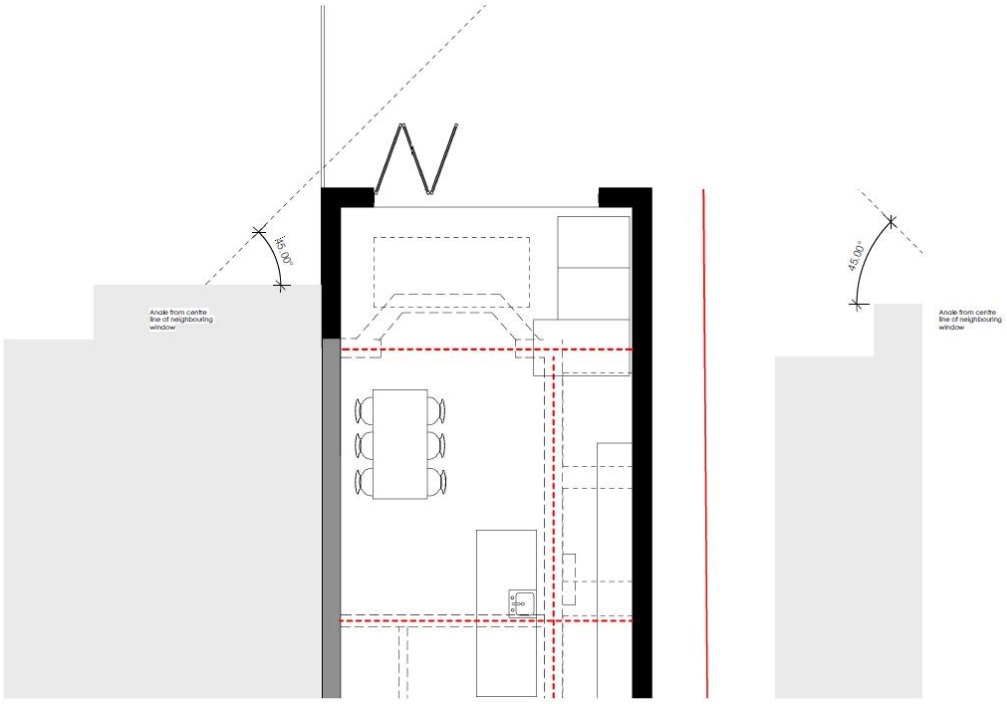
Figure 3.2: Brick Type Example



45 Degree Rule

3.7. The below plan demonstrates the proposed extension is well within the 45 degree rule allowance.

Figure 3.3: 45 Degree Rule Plan



Dormer Extension

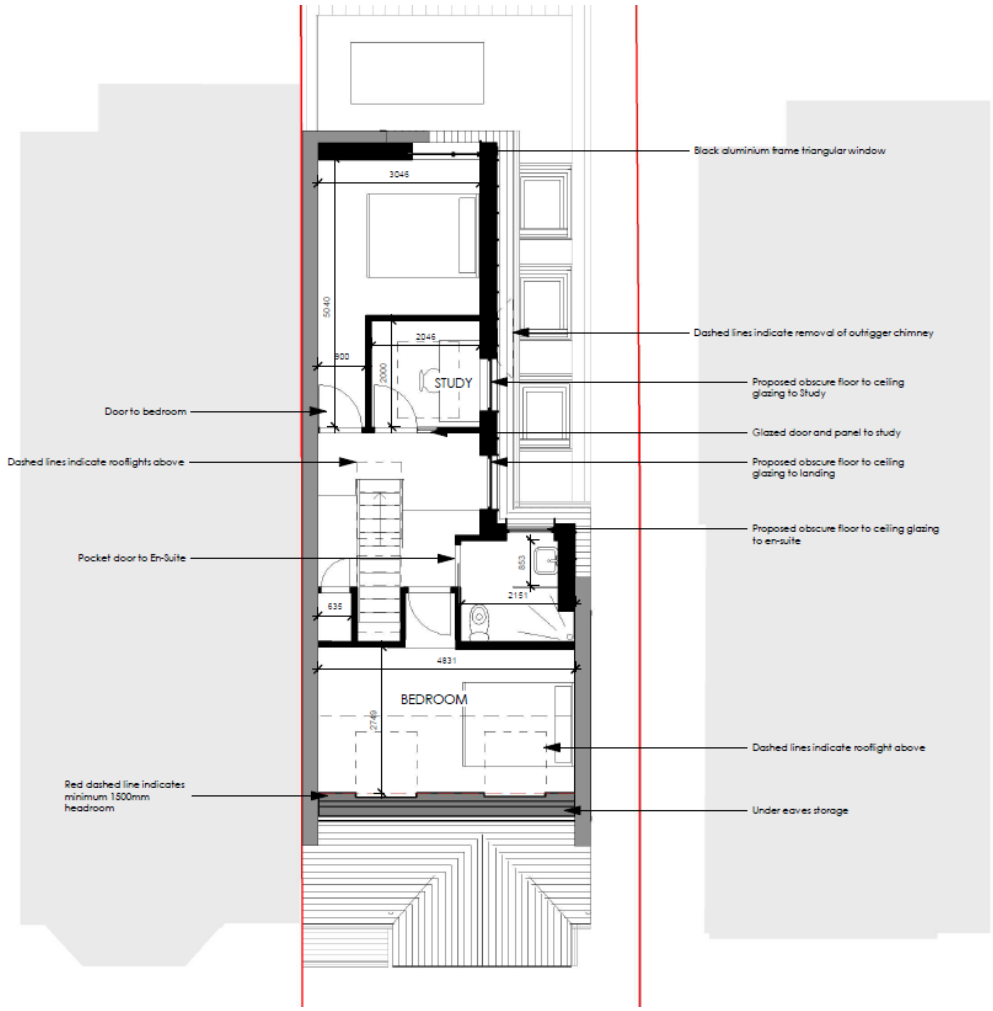
3.8. An L-shaped dormer extension is proposed as part of the proposals. This will create 2no. bedrooms, 1no. bathroom and a study. The key elements of the proposals are:

- The dormer has sought to retain the existing rear elevation brickwork and sit the dormer behind this to minimise the impact to the rear façade of the property.
- The window to the bathroom will be floor to ceiling and obscure glazed.
- 1no. floor to ceiling window is proposed to the study which will be obscure glazed.
- 1no. floor to ceiling window is proposed to the landing which will be obscure glazed.
- 5no. roof lights are proposed including 2no. for the bedroom at the front elevation; 1no. above the study; and 2no. above the stairs.
- The windows will be black aluminum.
- In order to accommodate the dormer, the rear outrigger chimney will be demolished.

3.9. The dormer is proposed to be clad in black metal comprising aluminum or zinc. This will be similar to that of 153 Oswald Road to the south of the site.

3.10. The height of the dormer will not extend beyond the main ridge line of the property. The dormer floorplan is provided below.

Figure 3.4: Dormer Floorplan



Sustainability and Energy Efficiency

3.11. The existing property scores poorly against EPC criteria and as such a series of energy efficiency measures are proposed including:

- Installation of internal insulation for the external facing walls.
- New heating and energy systems.
- Installation of a mechanical ventilation heat recovery system for the bathrooms.
- New windows throughout the property.
- Low water use taps and toilets.
- A new door will be installed at the front of the property, improving air tightness and energy efficiency.

Internal Reconfigurations & Façade Works

3.12. A series of internal reconfigurations are proposed to improve the space and its functionality. However, the designs are heritage-led seeking to preserve, repair and reinstate the Victorian cornicing at the property. The original Victorian tiling at the entrance will be restored and preserved.

3.13. The existing pointing has been poorly installed with a cement mixture and the front façade has been painted. The paint will be removed and a lime based mortar will be installed in the pointing to substantially improve the appearance of the property from the streetscene. The existing wooden porch, soffits, fascia's and bargeboards will be repaired and restored as part of the works.

Refuse

3.14. The refuse bins are currently stored at the side of the property and there are no changes proposed for this aspect of the development.

Access

3.15. There are no changes to the pedestrian or vehicular access to the property.

Summary

3.16. The proposed development comprises a series of high quality design interventions to improve the property's existing conditions and maximise the sustainability and energy efficiency credentials. The design of the scheme has taken into account adjacent neighbouring properties and would not lead to increased overlooking, overshadowing or overbearing effects.

4. Planning Policy Framework

4.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise.

Development Plan

4.2. The Statutory Development Plan for MCC comprises of the following documents:

- The Manchester Core Strategy Development Plan Document 2012-2027.
- Extant Unitary Development Plan.
- Places for Everyone.

Material Considerations

4.3. Other material planning policy and guidance which are relevant to the application include:

- National Planning Policy Framework ("NPPF") (December 2024, as amended).
- Planning Practice Guidance ("PPG").
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007).

4.4. The key policies of relevance comprise:

- Core Strategy Policy DM1: Development Management.
- Core Strategy Policy SP1: Spatial Principles.
- Core Strategy Policy EN1: Design Principles and Strategic Character Areas.
- Core Strategy Policy EN19: Waste.
- UDP Policy DC1: Residential Extensions.
- Places for Everyone Policy S1: Sustainable development.

4.5. The site is not subject to any particular designation on the Council's Proposals Map.

NPPF

4.6. The NPPF sets out the Government's economic, environmental, and social planning policies. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied at the borough level to meet local aspirations.

4.7. At paragraph 11, the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

> *"c) approving development proposals that accord with an up-to-date development plan without delay; or*
> *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

PPG

4.8. In March 2014, the Department for Communities and Local Government ("DCLG") launched the web-based PPG resource. This aims to provide guidance which is useable in an up-to-date and accessible manner.

4.9. With regard to decision taking, the PPG is a material consideration in the determination of planning applications.

Summary

4.10. The following chapter provides a comprehensive analysis of the site and the proposed development against the Development Plan and the material considerations which need to be assessed as part of the decision-making process.

5. Planning Assessment

5.1. This section considers the extent to which the proposed development accords with the relevant development plan policies and other material considerations. The key matters for assessment are:

- Principle of Development.
- Sitting, Scale and Mass.
- Residential Amenity.
- Design and Materiality.
- Sustainability and Energy.

Principle of Development

5.2. The proposed development seeks permission for a single storey ground floor side and rear extension; and provision of a dormer to provide additional living accommodation. The principle of development is considered to be acceptable as there are no amenity impacts associated with the development, or particularly sensitive environmental receptors such as heritage designations which would prevent the proposed development from coming forward. The proposed development is considered to satisfy Policy DC1 of the UDP; and Policies DM1 and SP1 of the Core Strategy.

Sitting, Scale and Mass

5.3. The ground floor extension is 2.5m from the existing rear building line. The extension is single storey and a flat roof extending up to 4m above the existing ground level.

5.4. Policy DC1 of the UDP identifies a threshold of 3.65 metres for extensions from the rear building line. Whilst this is not a permitted development application, permitted development rights would permit a rear extension of 6 metres for a semi-detached property and extend to a height of 4 metres. The proposed ground floor extension is considered acceptable as it is below the 3.65m threshold and it is enclosed from the street scene. The extension is subservient to the main property and would not impact the amenity of adjacent residential properties which is discussed in greater detail below.

5.5. The dormer extension will be standing seam cladding in black metal. The side windows to the dormer would be obscure glazed and there are no sensitive heritage assets such as a Conservation Area which would prevent the proposed development from coming forward. The adjacent property, no. 185, has a similar form and mass dormer, and as such the proposals will not be incongruous within the townscape. The dormer height does not extend beyond the ridge line for the existing property.

5.6. Overall, it is considered the proposed scale of development is acceptable and would not lead to any detrimental effects to nearby residential receptors.

Residential Amenity

5.7. The nearest residential properties are the adjacent nos. 181 and 185 Oswald Road. To the rear are properties located off Grange Road. There is a c. 24m distance between the existing rear building line and the properties located off Grange Road.

5.8. The proposed ground floor extension would not impact the 45 degree rule for the adjacent properties. No side windows are proposed on the ground floor extension, with the exception of a new window for the WC which will be obscure glazed and avoid any overlooking effects. Overall, it is not considered the proposed ground floor extension will lead to overlooking, overbearing or overshadowing effects to adjacent residential receptors.

5.9. With regards to the dormer extension, there will be side windows for the study and landing but these will be obscure glazed and not openable below 1.7m. A floor to ceiling window to the bathroom in the dormer is proposed but this will be obscure glazed for privacy.

5.10. Overall, there are no residential amenity effects including overbearing, overshadowing or overlooking that would prevent the proposed development from coming forward.

Design and Materiality

5.11. The proposed development seeks to restore and enhance key elements of the property and implement a series of design improvements.

5.12. At the front elevation, the casement windows are proposed to be replaced with white sash windows which restore the original window profile on this elevation. The porch door will be removed and reinstated as original with a single front door to the property. A new front door will be installed for security and sustainability purposes.

5.13. The ground floor extension seeks to maximise natural solar gain in the property, thus minimising the need for lighting and heating in winter months. The black aluminum windows on the rear elevation will tie into the metal cladding for the dormer and positively respond to the Crittall heritage bi-fold doors installed at ground level to the garden. The brick type is anticipated to be similar to the existing bricks at the rear of the property, in line with Figure 3.2. This will add character to the rear elevation providing a positive addition to the host property. It is not considered this brick is incongruous within the townscape and will enhance the visual appearance of the property.

5.14. The dormer cladding will be in black metal providing a contemporary and sleek finish which has been designed to settle within the existing brickwork on the rear and side elevations. The brick facades have been retained to add character and effectively integrate the dormer into the host property. The metal cladding of the dormer is typical in the area, having been installed at a number of properties on this road including 153 Oswald Road and 76 Grange Road.

5.15. A triangular window is proposed within the rear elevation to the dormer. This has been designed to maximise light within the rear elevation. A side window has not been proposed in the rear dormer bedroom window to avoid overlooking effects to adjacent receptors, hence the design solution to maximise the glazing opportunities on the rear elevation. The window design is considered suitable for the host property and surrounding area, mirroring the rear elevation design for 76 Grange Road and retaining the rear brick façade.

5.16. Overall, the design of the proposed development is of the highest quality and will provide a series of positive interventions to the property which improve its existing character and setting. There will be minimal impacts to the streetscene with only the two veluxes at the front elevation visible on Oswald Road. The design and appearance of the proposed development accords with Core Strategy Policies DM1 and SP1 as well as chapter 12 of the NPPF.

Sustainability and Energy

5.17. The property is in a state of disrepair and in need of modernisation. It currently has an E EPC rating, clearly at the lower end of the scale. The proposed works will include installing a new heating system which aims to minimise energy demand and carbon emissions associated with the heating of the property in winter months.

5.18. An MVHR system will be installed to improve air circulation within the property and trickle events installed in the new glazing.

5.19. All existing windows will be replaced with at least double glazing and the new window surrounds will improve the air tightness of the property. A suite of new fixtures and fittings will be installed including low water use taps, and a water butt may be installed on the downpipes from the roof, seeking to reuse rainwater water within the garden.

5.20. The new additions including the ground floor extension and dormer will implement the latest insulation standards and insulated plasterboard will be installed internally for the external facing walls in the property.

5.21. Overall, the proposed sustainability and energy efficiency measures are substantial enhancements to the property to improve its condition and bring it up to modern living standards.

Summary

5.22. A high quality design solution has been created which provides a suitable design and layout to sympathetically integrate the development into its setting. On balance, taking all material considerations into account, it is considered that the proposed development would be an acceptable addition to the townscape. There are no amenity related effects that would prevent the proposed development from coming forward. In summary, the proposed development is policy compliant and should be granted planning permission without delay.

6. Summary and Conclusion

6.1. This Planning Statement has been prepared by KSP in support of the following proposed development:

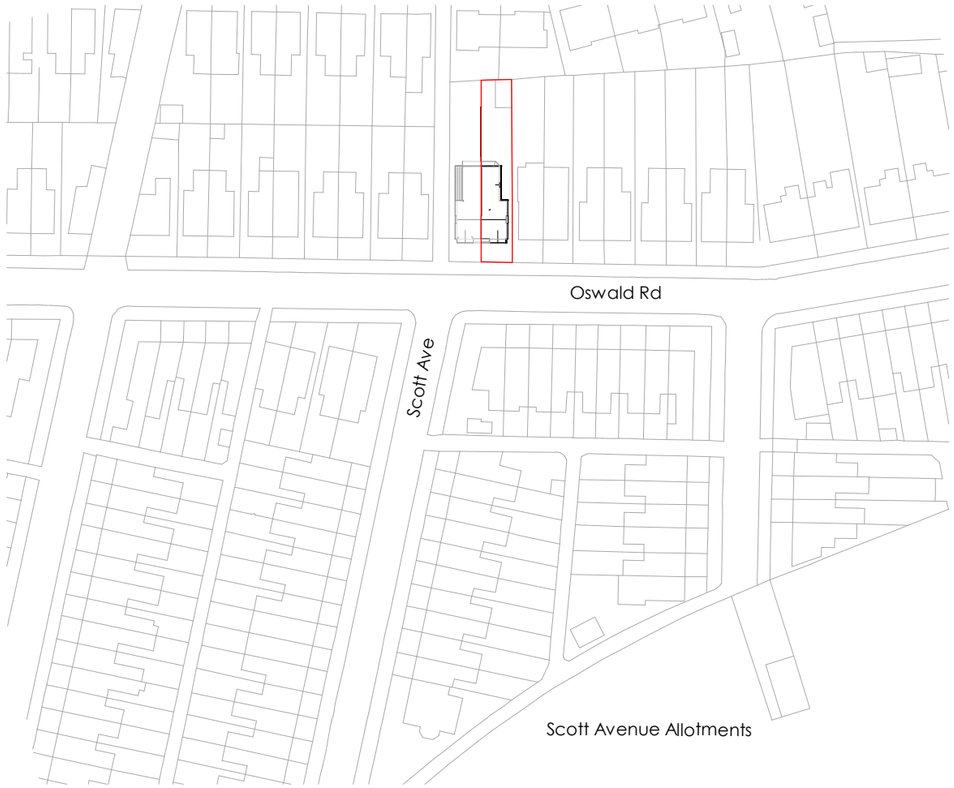
> *"Ground floor side and rear extension; dormer to provide additional living accommodation; provision of rooflights; and replacement of existing windows."*

6.2. The case for the proposed development can be summarised as:

- The site is not located within a Conservation Area, nor is it a statutory or non-statutory designated heritage asset.
- The amenity of surrounding residential properties has been considered and the development would not lead to any unacceptable amenity effects associated with overlooking, overbearing or overshadowing.
- The proposals will improve the existing façade, reinstating key features and delivering a high quality design.
- The proposals will deliver a suite of sustainability and energy efficiency measures which minimise resource use and maximise energy efficiency in the long term.
- There are no material planning constraints that would prevent the proposed development from coming forward.
- The development is therefore acceptable in planning policy terms.

6.3. The proposed development comprises of a high quality design that addresses the requirements of local and national planning policy. Accordingly, the proposed development should be granted planning permission without delay.

Appendix 1 – Site Location Plan



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DO NOT SCALE FROM THIS DRAWING.
All drawings and visuals are provided for illustrative purposes only and are indicative proposals subject to detailed design and structural coordination. AA advises all measurements to be checked on site.

Specific details and materials/colours are subject to further design development.

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Rev	Description	Date	By

SCALE 1 : 1250 @A3 | STATUS PLANNING | DATE 08/07/2025

DWG No OR/PL/009 | DRAWN EH | REV

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183 Oswald Road

Existing Site Location Plan

artform