

Design and Access Statement

32 Penarth Road, Wythenshawe

Proposed Single-Storey Rear Extension

Document No: 25005-99001

Revision: P01

Date of Issue: 09.06.25

Client: Alison and John Cooke

Contents

1.0	Introduction	3
2.0	Existing Site and Building	4
3.0	Design Proposal	5
4.0	Access	7
5.0	Environment and Sustainability	8
6.0	Flood Risk Assessment	9

1.0 Introduction

This Design and Access Statement supports the householder planning application for works to the dwelling 32 Penarth Road, Wythenshawe, seeking permission to construct a rear single-storey infill extension.

The full site address is:

32 Penarth Road
Wythenshawe
M22 4AR

The objectives of the proposal are to provide a modest infill extension to unused space within the rear yard, intended to improve the overall ground floor layout whilst minimising any impact on neighbouring properties.



32 Penarth Road as Seen from the street

2.0 Existing Site and Building

Penarth Road is a residential area in Wythenshawe, comprising mainly semi-detached 1930's-40s housing, clad in brickwork with hipped roofs. Many houses have been altered and extended over the years. Such works have typically matched the existing building materials.

No 32 is fairly central along the road, on the northern side. The main body of the house is two-storey, with a hipped roof over adjoining the neighbouring No.34. The single-storey garage area wraps around the main body of the house to an outrigger in the rear garden, housing the back of the kitchen and adjacent dining room. The footprint of the outrigger terminates approximately 2.8m from the boundary fence. This application seeks to infill that area with a continuation of the outrigger.



3.0 Design Proposal

The proposal is to construct a continuation of the existing single storey area, up to the neighbouring boundary. The position of the external wall adjacent to No.34 is intended to be done to allow for long-term retention of the existing boundary fence between properties.

The extension is designed as a simple rectangular infill mass, clad in brickwork with a mono-pitch roof to extend the current single-storey roof plane. Walls will be constructed as typical insulated masonry cavity walls to current regulations. Fascias, soffits, rainwater goods and the roof tiling is all proposed as a continuation of the existing.

Two sets of existing sliding doors are proposed to be removed. A new opening built of the norther reveal of the Dining Room doors is proposed, to allow for a new, larger bi-folding door out into the rear garden. Within the extended lean-to roof, a new roof light is proposed in an effort to maximise the incoming natural light.

The proposal is very close to the requirements for permitted development (PD), with the exception of height limitations in proximity to boundary lines. An assessment of the areas met under PD are set out below. The need to continue the roof design to a height above 2.5m sets the scale of the work just outside of PD, therefore a householder planning application has been selected.

Relevant PD Criteria: Class A – Enlargement, Improvement or Alteration

Total area of site less covered than 50%	Criteria met	
Height of extension not to exceed height of parent dwelling	Criteria met	
No works proud of principal elevation	Criteria met	
Extension no more than 3m from rear of house	Criteria met	
Extension height within 2m of boundary to be max 3m in height	Criteria not met	In order to continue the existing roof design, the abutment level only will be at a height to match the existing, which is slightly over the 3m limit. The eaves level will remain well below the 3m level.
Be no more than half the width of the parent dwelling	Criteria met	

Right-to-light study (BRE 45 degree rule)

An exercise has been undertaken to assess any impact on the right-to-light for the adjoining property, No.34, utilising the guidance set out in BRE: Site Layout Planning for Daylight and Sunlight. 45

degree lines have been plotted on both plan and elevation drawings to show that the guidance is met on both horizontal and vertical setting out.

The below points refer to the submitted plan and elevation drawings:

41001 Plan As Proposed

51001 Elevations As Proposed

Horizontal Analysis:

From the corner of the proposed extension, a 45-degree line has been drawn on the plan. The line does not intersect any part of the neighbouring glazing, indicating compliance with the guidance.

Furthermore, an existing boundary fence is present in this location, which would further mitigate any potential impact.

Vertical Analysis:

A 45-degree line has been drawn in elevation, taken from the midpoint of the roof pitch of the proposed extension. This line does not intersect the centre of the neighbouring ground floor window, thereby confirming that the proposal remains within the BRE guidance for vertical massing.

The proposal is therefore not considered to result in any material harm to daylight to the neighbouring property.

4.0 Access

There are no proposed vehicular access alterations or parking amendments as part of this application.

Personnel access to the extension will be directly from the Lounge and Kitchen areas, where new floor finishes will be aligned to the existing. Rear doors will have stepped threshold to the back garden, to allow for DPC routing. All threshold details will be done to Part M of the UK Regulations.

All work will be done in strict accordance with UK Building Regulations and British Standard Guidance for domestic access under the category, “Visitable Dwelling”.

5.0 Environment and Sustainability

The proposed development has been designed with sustainability in mind. Wherever possible, existing materials will be carefully removed and re-used on site or responsibly recycled to minimise waste and reduce the environmental impact of construction.

The project will also incorporate energy efficiency improvements in line with current Building Regulations (Part L), including enhanced insulation and airtightness measures. New windows and doors will be high-performance, double-glazed units that significantly improve thermal efficiency and reduce heat loss compared to the existing fabric. These upgrades will contribute to a more energy-efficient home, lowering carbon emissions and improving long-term environmental performance.

6.0 Flood Risk Assessment

The site is situated within Flood Zone 1 on the gov.uk site: <https://flood-map-for-planning.service.gov.uk/>

No flood protection is proposed other than a design and build to UK Building Regulations compliance.

