

PLANNING STATEMENT

SITE: 8 Wyverne Rd, Manchester M21 0XR

12 June, 2025

PROPOSAL: Extension of existing single-storey annexe to create a self-contained granny flat for the homeowner

This planning application seeks permission for the extension of an existing single-storey brick-built annexe to create a self-contained residential unit (granny flat) for the homeowner. The proposal has been developed with future accessibility and changing personal circumstances in mind, providing ground-floor living accommodation that offers flexibility for continued independent living as needs evolve. The design maintains the existing single-storey scale, matching the height and form of the current annexe, and using external materials that replicate the original build to ensure visual continuity and minimal impact on the character of the site. The extension is modest in scale and remains subservient to the main dwelling.

Careful consideration has been given to neighbouring properties on Wyverne Road and White Moss Avenue. The extension has been designed to avoid any overlooking or overshadowing, with no windows proposed that would affect adjacent properties. Existing boundary treatments remain unchanged, and the proposal respects the privacy and amenity of all surrounding residents. The development aligns with Paragraph 130 of the National Planning Policy Framework (NPPF) (2023), which supports developments that are "sympathetic to local character," "function well," and "create places that are safe, inclusive and accessible." Furthermore, Paragraph 60 of the NPPF supports the delivery of a sufficient range of housing to meet the needs of different groups, including older people—relevant in this case due to the homeowner's anticipated future care needs.

At the local level, the proposal supports the aims of the Manchester Residential Quality Guidance (MRQG), particularly the principle of providing adaptable and inclusive housing. The MRQG encourages home extensions that improve long-term usability, sustainability, and accessibility, provided that design quality and neighbour amenity are protected—all of which this proposal addresses. The development does not result in overdevelopment of the site and retains generous private outdoor space for amenity use. The visual and physical impact remains minor and entirely in keeping with the residential character of the area.

In summary, the proposed extension represents a carefully considered response to evolving domestic needs. It respects neighbouring properties, aligns with both local and national planning policies, and enhances the long-term flexibility of the home.



Hamza Khan

Managing Director