



PLANNING STATEMENT

Erection of side and rear single storey extension

**53 St Werburghs Road
Manchester
M21 0UN**

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Written by: Matthew Dowley
m.dowley@dpaplanning.co.uk

Approved by:
Sam Dewar
s.dewar@dpaplanning.co.uk
Office Tel: 0113 397 0310

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1 INTRODUCTION

Context

- 1.1 This Statement has been prepared by Dewar Planning Associates on behalf of Mr and Mrs Tai (the "Applicant") to accompany a planning application for the erection of a side and rear extension (the "Proposed Development") at 53 St Werburghs Road, Manchester.

The Proposal

- 1.2 This application relates to the redline as shown on the submitted plans and is for the erection of a single storey side and rear extension. The wrap around extension will provide much needed additional space to the family home.
- 1.3 Material finishes are red brick walls to match the host dwelling, a concrete pan tile roof. Glazing will be oak frame curve element with other windows matching the host dwelling in anthracite grey.

Site Context

- 1.4 The existing property is a three-storey red brick bay fronted semi-detached residential property, located at the junction of Werburghs Road and Kings Road. The application site lies to southern (side) and eastern (rear) elevations of the host dwelling.



Figure 1.1: Application site in context

Planning History

1.5 The most relevant planning history is detailed as below:

- F12341 - Single-storey extension side of dwellinghouse to form a Conservatory- Approved 3rd January 1980

2 PLANNING POLICY

The Local Plan

- 2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 2.2 The Development Plan for Manchester City Council consists of Joint Development Plan 'Places for Everyone' as adopted in 2024, the Core Strategy, as adopted in 2012 and updated in 2024 and the saved policies of the Unitary Development Plan 1995.
- 2.3 Relevant policies from the Core Strategy 2012 include:
- DM1- Development Management
 - SP1 – Spatial Principles
- 2.4 Relevant saved policies of the Unitary Development Plan 1995 include:
- DC1 – Residential Extensions
- 2.5 Relevant Places for Everyone Policies:
- Policy JP-P1 – Sustainable Places

National Planning Policy Framework & Guidance

- 2.6 The National Planning Policy Framework (NPPF) was last updated in December 2024, this revised Framework replaces the previous National Planning Policy Framework published in December 2023. Local Planning Authorities (LPAs) are required to take its content into account when preparing their Development Plans and it is a material consideration when making decisions on planning applications or appeals.

- 2.7 Paragraph 7 of the NPPF states that 'The purpose of the planning system is to contribute to the achievements of sustainable development'. According to Paragraph 8, 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- i) An economic objective
 - ii) A social objective
 - iii) An environmental objective
- 2.8 Paragraph 12 relates to the presumption given to sustainable development 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'
- 2.9 Paragraph 131 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history.

3 PRINCIPLE OF DEVELOPMENT

Acceptability In Principle

- 3.1 The proposed development for a single storey addition to the side and rear of the dwelling, is an acceptable form of householder development. The proposed addition is subordinate to the host dwelling, of a suitable minor scale with an appropriate choice of design and materials and it is therefore deemed acceptable in terms of its location and scale.
- 3.2 The development within the curtilage of the dwelling provides a functional addition for the enjoyment of the dwelling, with an improved kitchen/dining area and additional facilities at ground floor level.
- 3.3 The provision of residential additions to improve the existing residential accommodation on offer is considered to meet the requirements of Core Strategy Policies SP1 and DM1 as well as saved Unitary Development Plan Policy DC1. The proposed development is therefore considered acceptable in principle subject to other material planning considerations which are discussed in turn as follows.

4 MATERIAL PLANNING CONSIDERATIONS

Character of the Area

- 4.1 The proposed extension to the southern and eastern elevations would be limited to public view due to existing boundary fencing. The small-scale additions would not give rise to unacceptable impacts on the character of the area. The proposal is of a higher standard in terms of design and finished materials for developments of this type and would be in keeping with residential additions in the local area. The extension will not be overly prominent with matching materials to the host dwelling, therefore not harming the character of the property or surrounding area.
- 4.2 The design and appearance of the extension therefore complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the NPPF.

Residential Amenity

- 4.3 There are no properties that would be affected by the addition of a small-scale single storey addition to the southern and eastern elevations of the building.
- 4.4 The proposed development would not be overbearing to the neighbouring dwelling or result in it being directly overlooked. The structure would not be imposing or cause any negative impacts to the amenity of the neighbouring plot such as loss of sunlight, daylight or outlook. Due to the boundary fencing down Kings Road, only some views of the addition at roof level would be seen by road and footpath users.
- 4.5 The proposed small-scale proposal allows for a functional sized addition to and will not result in harm to the residential amenity or character of the area. The high-quality materials which match the host dwelling providing additional living spaces. The proposal therefore complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5 CONCLUSION

- 5.1 Paragraph 39 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 5.2 The proposal represents an appropriate form of sustainable development which is supported in both national and local legislation.
- 5.3 All relevant material planning considerations have been addressed and the development will have no negative impacts with regard to the character of the area or residential amenity. The design and appearance of the extension therefore complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the NPPF.
- 5.4 Given the above the local planning authority is respectfully requested to view the proposal favourably.

