Householder Planning Application for:

276 Withington Road
Chorlton
Manchester
M21 0XZ

Planning Statement

January 2026

Two storey side extension

architecture:m

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Introduction

This planning statement has been prepared and submitted by architecture:m on behalf of our client in support of the proposed domestic works at the property of 276 Withington Road, Chorlton Cum Hardy, Manchester.

This document contains the following supporting information for your consideration:

- Drawings; illustrating the existing and proposed details of the development.
- Photography; illustrating the existing implications on the proposed details of the development.

Proposal

This application seeks planning permission for the development of a semi detached two storey dwelling, comprising a two storey extension to side of the existing property and alterations to the existing side elevation windows.

As is common with similar properties in the surrounding area, the proposed works are intended to modernise and extend the dwelling to meet the requirements of a growing and maturing family. In this instance, the extension will provide increased and improved internal accommodation, including a utility room at ground floor level, and a bedroom and washing room at first floor level.



Context Analysis
Aerial Plan

The prevailing built form within the immediate context is predominantly late nineteenth and early twentieth century residential development, typically comprising two and three storey red brick terraces and semi detached houses arranged along relatively narrow plots. Streets are generally defined by consistent building lines and active frontages, with commercial uses concentrated along key routes and quieter residential streets branching beyond. Mature planting, tree lined streets, and the proximity of wider green infrastructure including the River Mersey corridor and nearby parks contribute to a recognisable suburban landscape.

In recent years the local area has experienced a noticeable pattern of incremental change, with many property owners undertaking extensions and alterations to accommodate evolving domestic requirements, growing families, and contemporary living standards. These forms of development have gradually reshaped the townscape while largely maintaining the underlying residential character and scale of the neighbourhood.

Socially and culturally, Chorlton is recognised for its diverse population, independent local economy, and strong community identity. The neighbourhood supports a mix of families, professionals, and long term residents, alongside a culture that values sustainability, local enterprise, and community engagement.

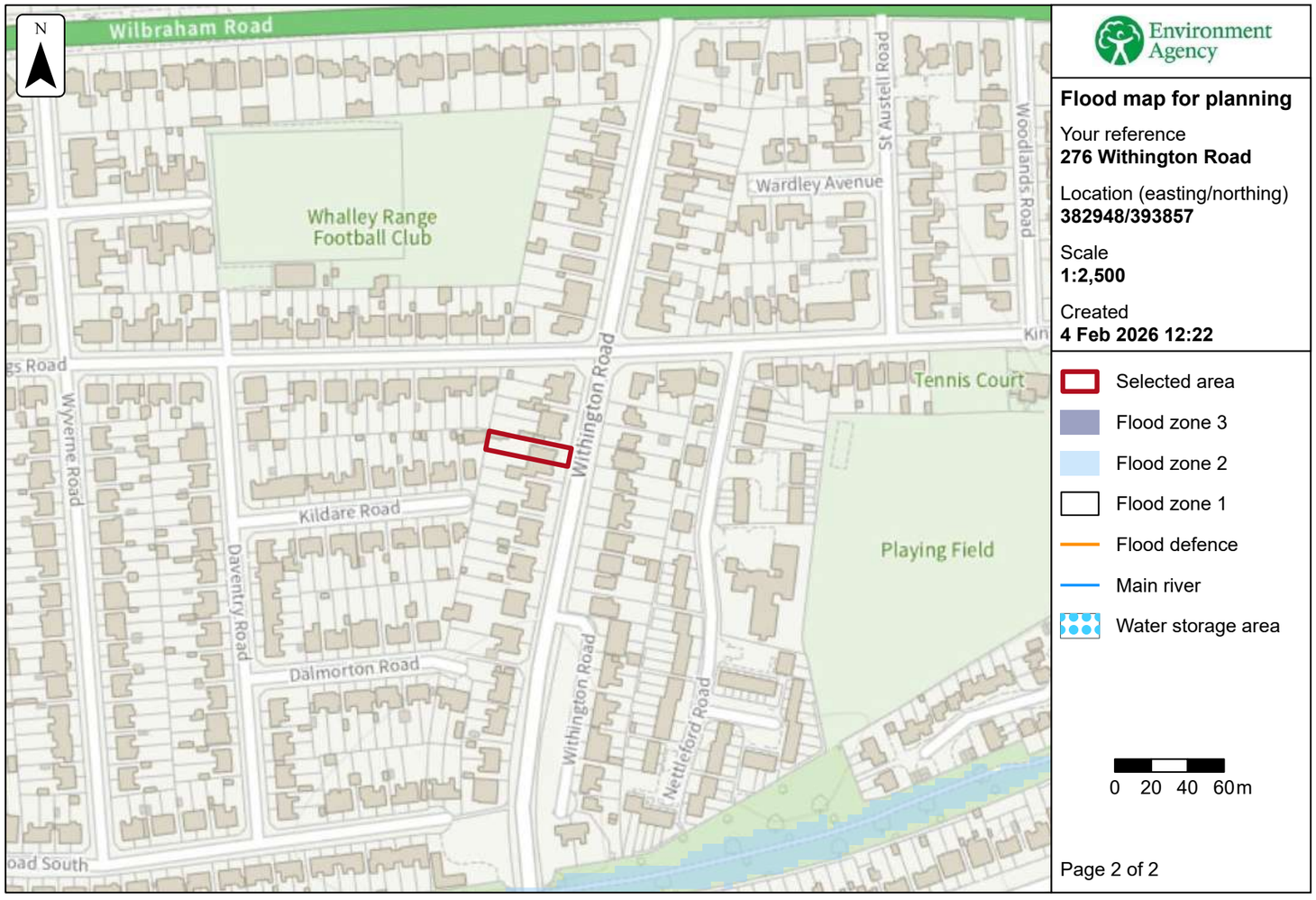
Overall, the context surrounding 276 Withington Road can be understood as a mature suburban environment shaped by historic growth patterns, strong transport connectivity, and ongoing small scale adaptation of existing housing stock. The prevailing character is defined by modest building heights, consistent street frontages, and a predominance of brick construction. Future development should therefore be informed by the established urban grain, acknowledge the pattern of domestic extension within the area, and respond sensitively to both the residential setting and the active nature of the wider movement corridor.

Aerial Images





Site Location



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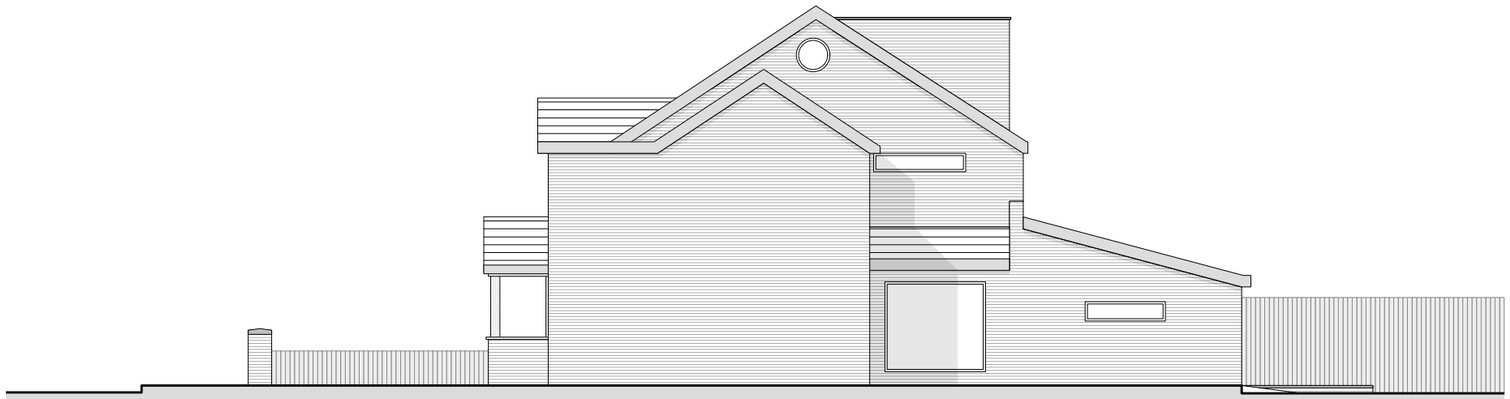
The site at 276 Withington Road is located within the established suburban neighbourhood of Chorlton cum Hardy, approximately four miles south west of Manchester city centre. The area forms part of a well connected residential district characterised by strong transport links, an active local centre, and a distinctive urban village character. Chorlton developed rapidly during the late nineteenth and early twentieth centuries following the expansion of railway and tram infrastructure, transitioning from rural settlement to commuter suburb. This historic pattern of growth continues to influence the morphology and scale of development across the area today.

Withington Road acts as an important local route linking Chorlton district centre with neighbouring communities including Withington and the wider Wilmslow Road corridor. The surrounding street network supports a high level of pedestrian movement and public transport accessibility, reinforced by regular bus routes and the nearby Metrolink connection at Chorlton. As a result, the wider context presents a balance between residential amenity and the activity typically associated with well used suburban corridors. The site sits within a walkable neighbourhood that benefits from local services, independent retail, and community facilities that contribute to a strong sense of place.

The site is not located within a flood risk area and is not subject to a flood risk management plan.



Existing Side Elevation



Proposed Side Elevation

Relevant Planning Policy

Manchester's Planning Policy

1. RESIDENTIAL EXTENSIONS

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

A. The general character of the property;

The proposed extension to the side of the property is designed to compliment the existing house, constructed with materials to match;

- Roof tiles
- Gutter and fascia details
- Brickwork
- Window detailing, materiality and colour

B. the effect upon the amenity of neighbouring occupiers;
The ways that a project can affect the amenity of the neighbours is through overlooking into neighbouring houses and gardens - the extension does contain windows as illustrated;

Front Elevation
- Clear glazing to both the ground floor and first floor

Rear Elevation
- Privacy glazing proposed at ground floor level
- Clear glazing proposed at first floor level

Side Extension
- Letter box shaped window proposed to first floor bathroom (window sills set at a height of 1750mm) fitted with privacy glazing

The affected quality of the amenity areas through over bearing.
It should be noted that there are two areas of amenity that could be affected by over bearing;
- The neighbouring rear garden to the north of the applicant site could be viewed as being affected by the addition of an overlooking side extension. This point can be dismissed due to the position of a single storey building constructed along the boundary.
- The neighbouring driveway and front garden could also be viewed as being affected by over bearing due to the proposed side extension. This is mitigated by the fact that the extension is proposed to finish in line with the front elevation of the neighbouring property.

Relevant Planning Policy Continued

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;

c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

As discuss in 1.1 the issues of Privacy

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing
effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

It should also be noted that the council have granted planning in the area for 2 storey side extensions that have been close to the boundary, and in some cases, with a flat roof to the principle elevation. See section "Relevant Planning Applications in the immediate vicinity for 2 Storey Side Extensions" and "Notable Houses and Extensions in the immediate area."



Red = Application Site

Blue = 2 Storey Projects that meet the Boundary

Relevant Planning Applications in the Immediate Vicinity for 2 Storey Side Extensions

Reference	070459/FH/2003/S1
Address	305 Withington Road, Chorlton
Proposal	Erection of a 2 storey side extension with front balcony, to form additional living accommodation and conservatory at rear
Decision	Approved
Reference	105407/FH/2014/S1
Address	307 Withington Road, Chorlton
Proposal	Erection of two-storey side and rear extension and single storey front extension, following demolition of attached store rooms and garage
Decision	Approved
Reference	042231
Address	311 Withington Road, Chorlton
Proposal	Retrospective application for part two storey/part single storey extension to rear of dwellinghouse
Decision	Approved
Reference	079423/FH/2006/S1
Address	313 Withington Road, Chorlton
Proposal	Erection of single storey side extension to form additional living accommodation
Decision	Approved
Reference	093748/FH/2010/S1
Address	315 Withington Road, Chorlton
Proposal	Erection of a part single part 2 storey side and part single part 2 storey rear extensions to form additional living accommodation and erection of a canopy and bin store at front of property
Decision	Approved
Reference	075522/FH/2005/S1
Address	325 Withington Road, Chorlton
Proposal	Erection of two storey side extension and single storey rear extension to form additional living accommodation, after demolition of existing single storey side extension.
Decision	Approved
Reference	083628/FH/2007/S1
Address	327 Withington Road, Chorlton
Proposal	Erection of a 2 storey side extension to both properties and single storey rear extension to no 329 and elevational alterations
Decision	Approved

Notable Houses and Extensions in the Immediate Area

This page demonstrates that Manchester City Council have permitted a rich and a range of projects in recent years





















Projects in South Manchester Approved by Manchester City Council to architecture:m previously

- Traditional principle elevations with some suggestion of modern intervention
- Flat roofs
- Modern rear elevations that create contemporary living in the Conservation Areas of Manchester, as well as Chorlton and Didsbury.



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Revision Notes

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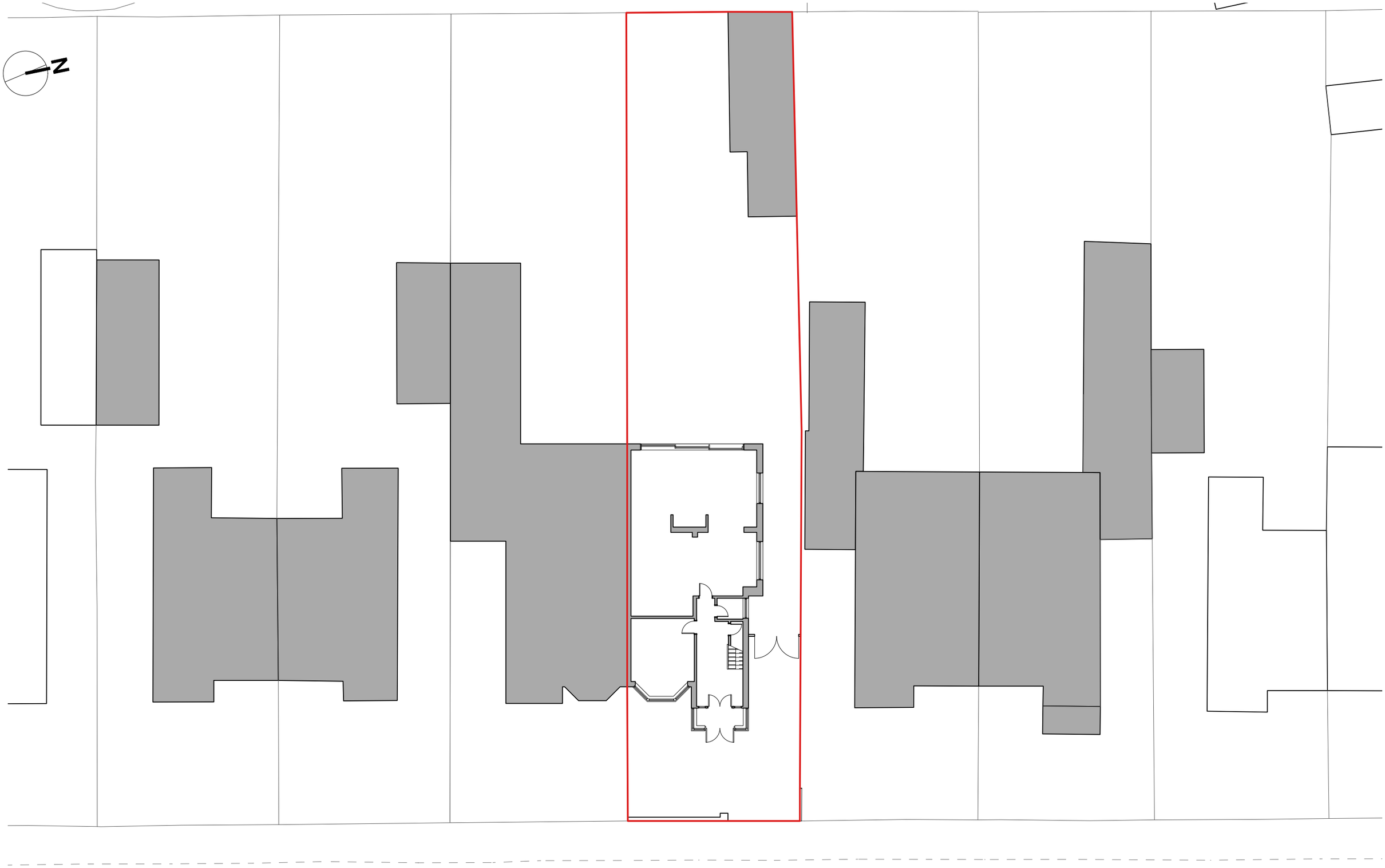
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Existing Drawings

- 555-100-Site Plan Existing
- 555-110-Ground Floor Existing
- 555-111-First Floor Existing
- 555-112-Second Floor Existing
- 555-113-Roof Plan Existing
- 555-120-Front Elevation Existing
- 555-121-Side Elevation Existing
- 555-122-Rear Elevation Existing



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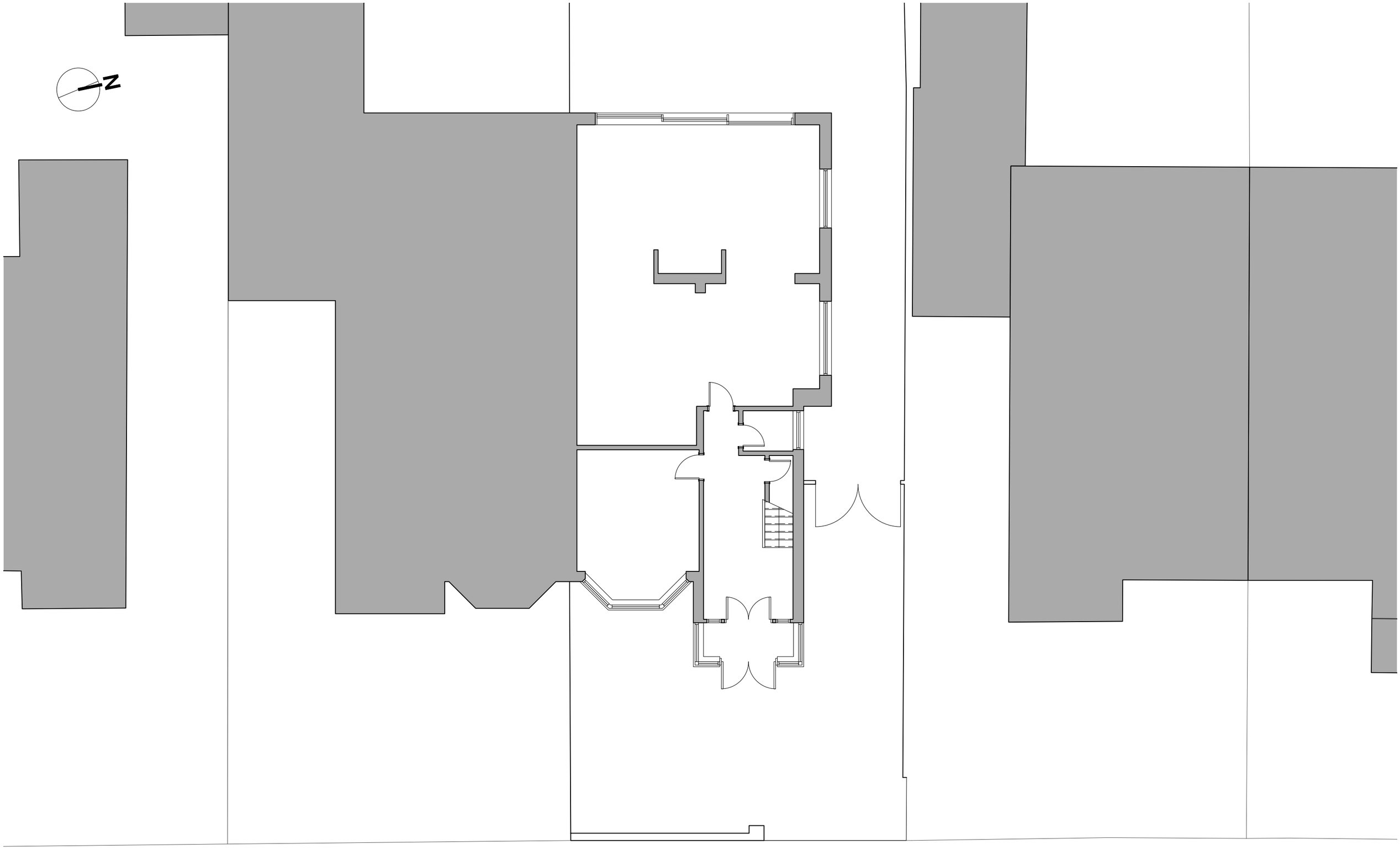
Revision Notes

Project Title
276 Withington Road

Drawing Title
Site Plan Existing

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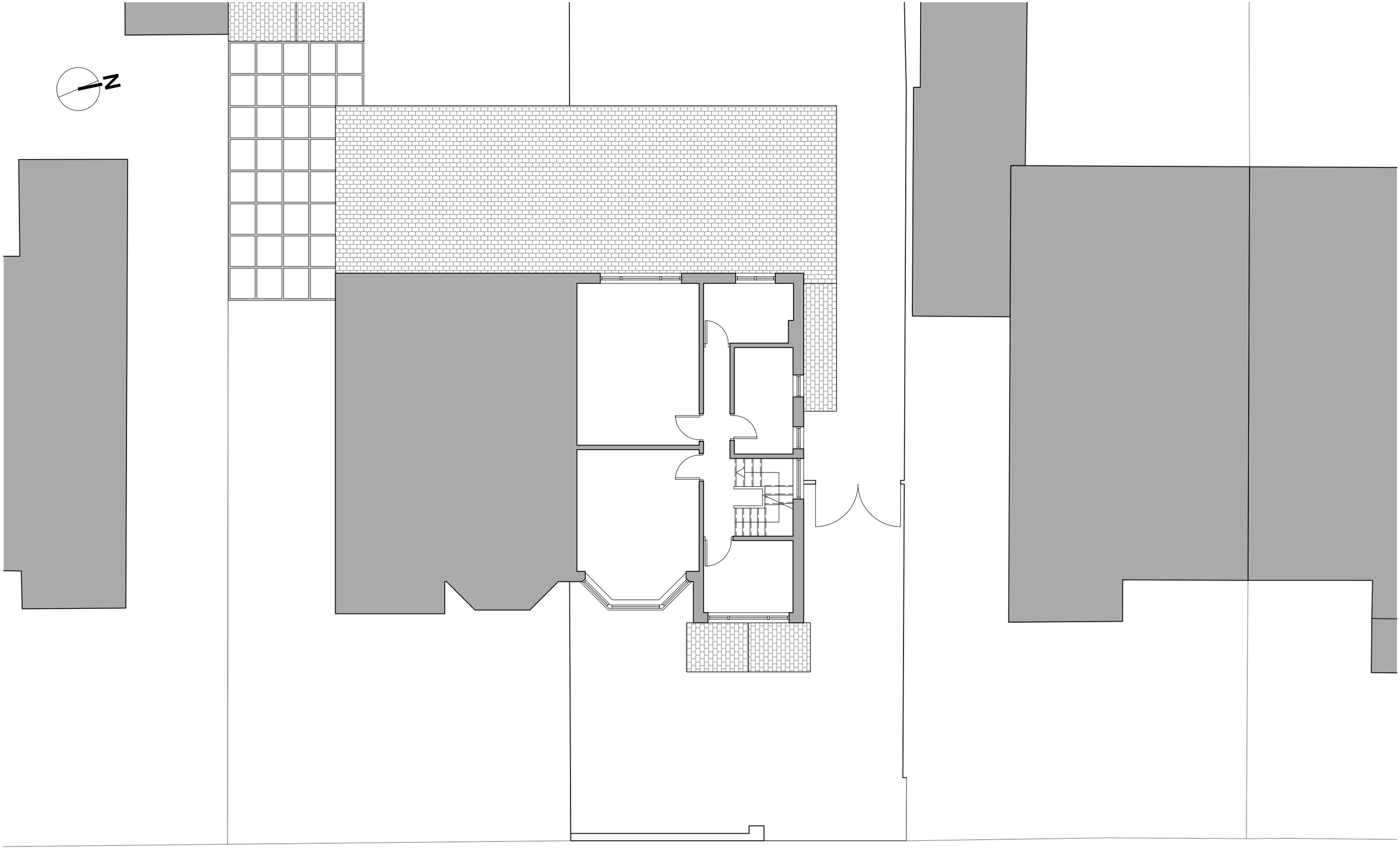
Revision Notes

Project Title
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Drawing Title
Ground Floor Existing

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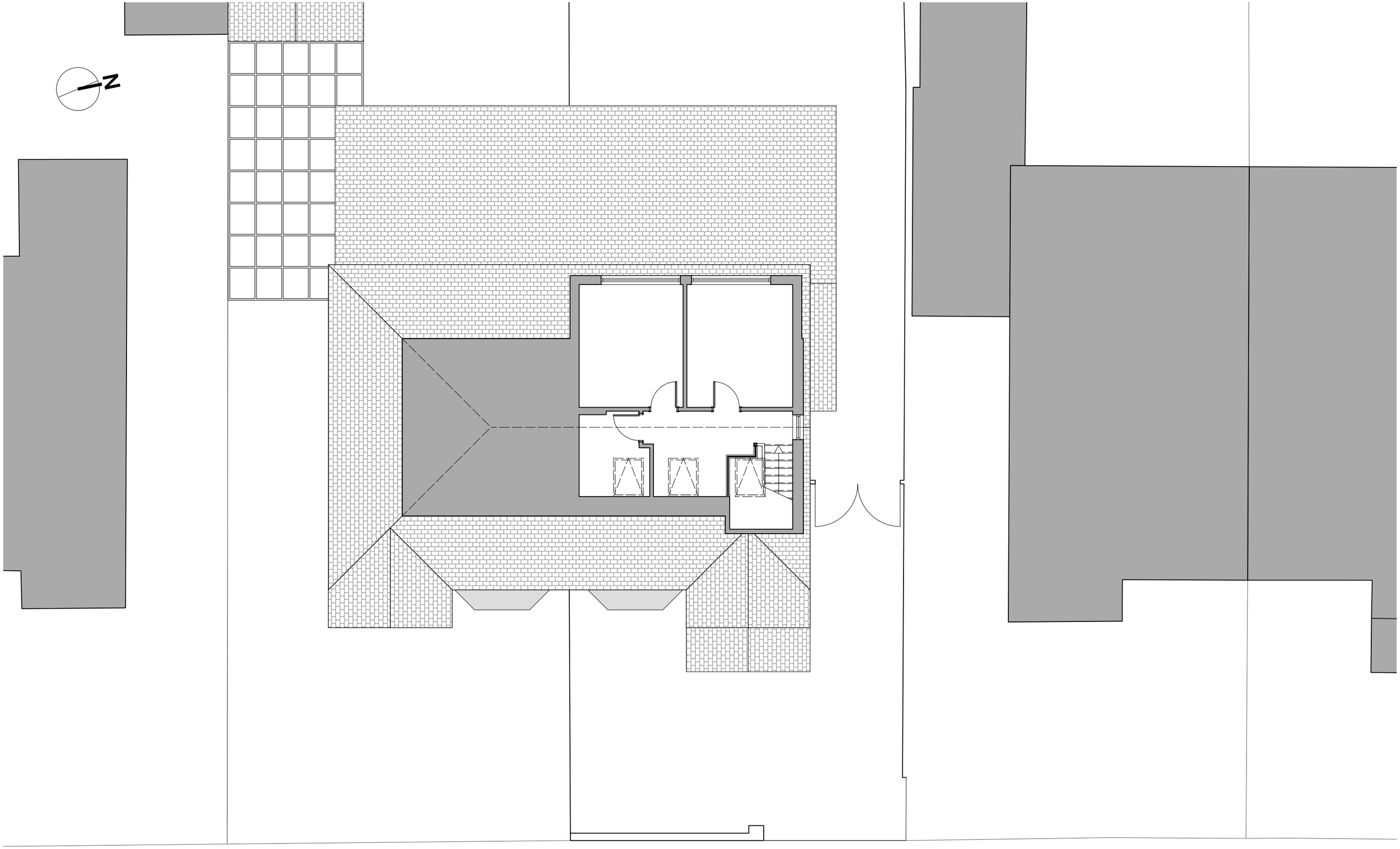
Revision Notes

Project Title
276 Withington Road

Drawing Title
First Floor Existing

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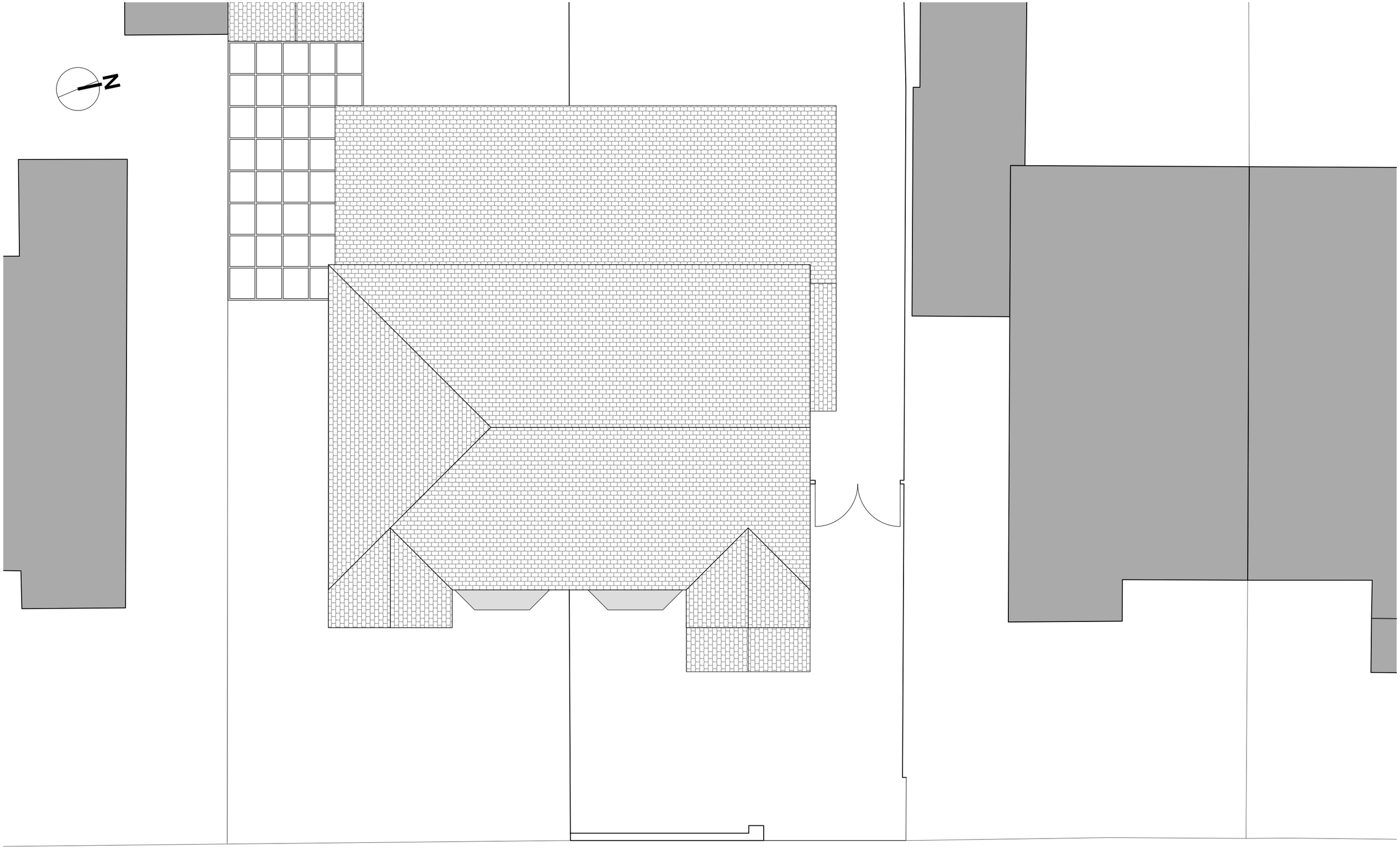
Revision Notes

Project Title
276 Withington Road

Drawing Title
Second Floor Existing

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Project Title
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Drawing Title
Roof Plan Existing

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Project Title
276 Withington Road

Drawing Title
Front Elevation Existing

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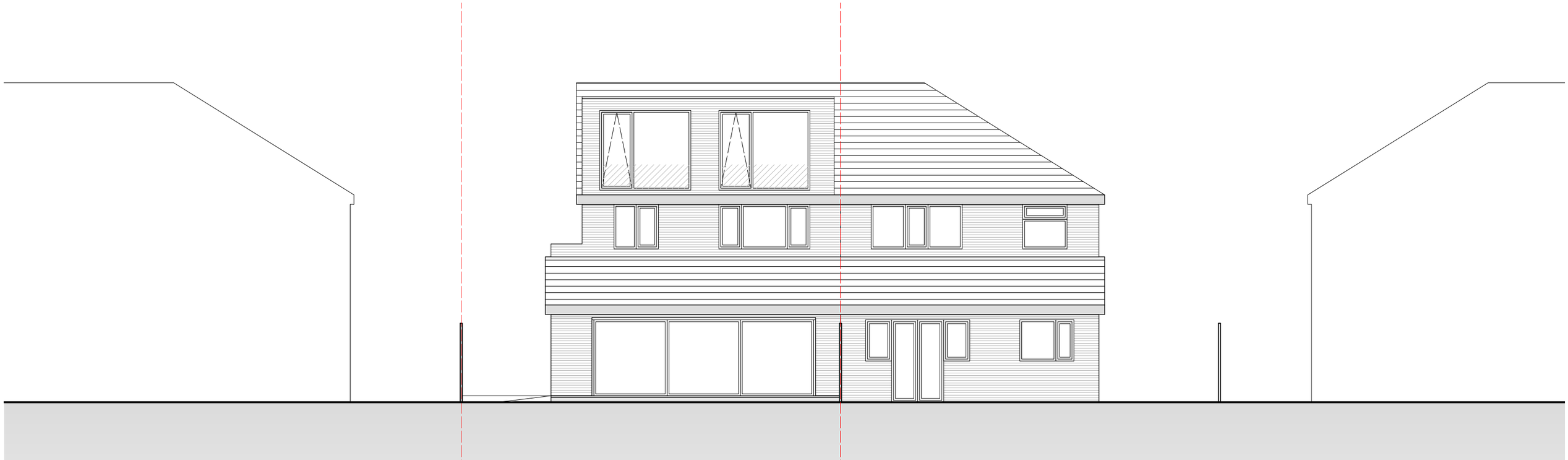
Revision Notes

Project Title
276 Withington Road

Drawing Title
Side Elevation Existing

Date	Drawn By	Scale @ A3	Job Number	Status	Drawing Number	Revision
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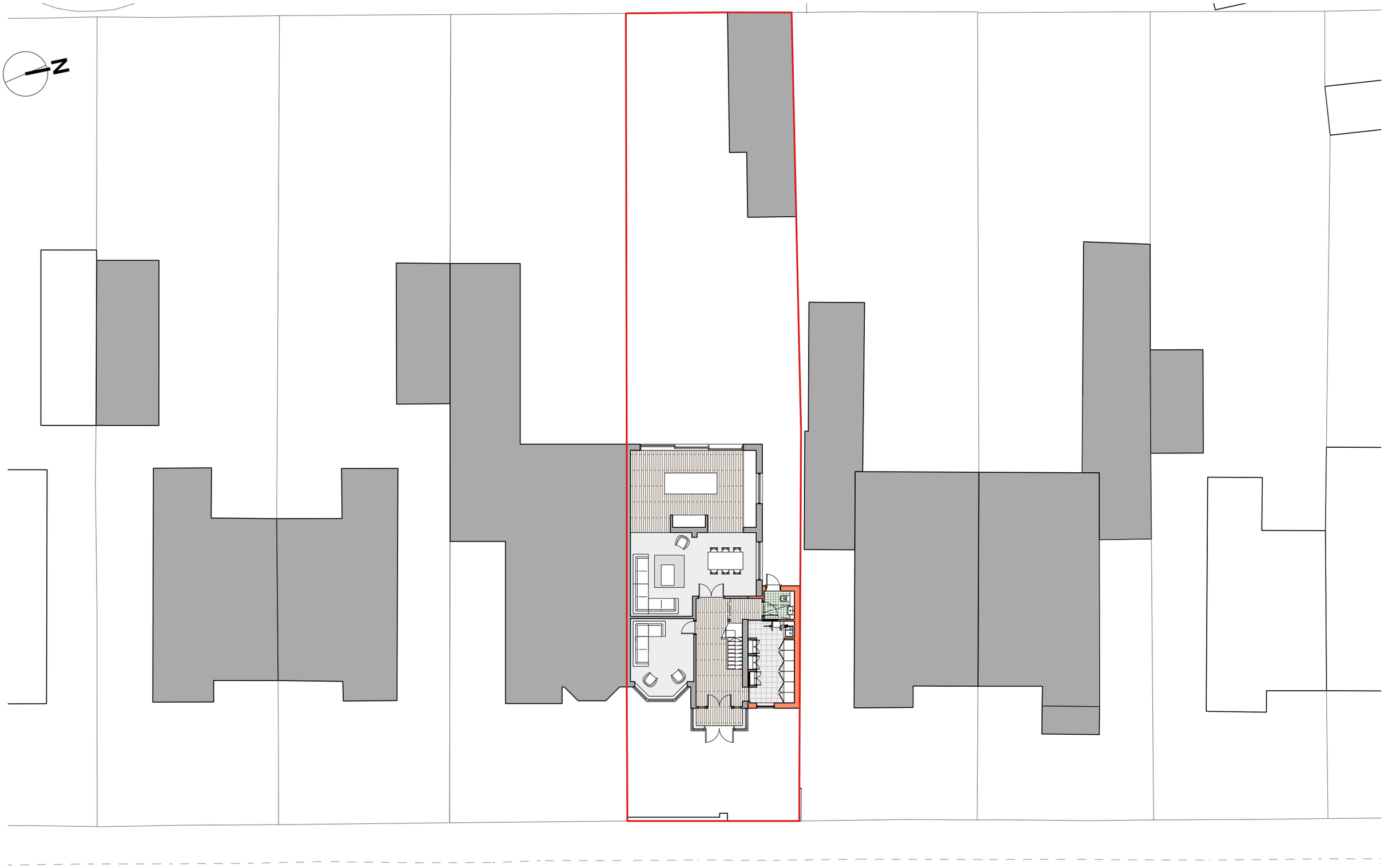
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Rear Elevation Existing

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Proposed Drawings

- 555-200-Site Plan Proposed
- 555-210-Ground Floor Proposed
- 555-211-First Floor Proposed
- 555-212-Second Floor Proposed
- 555-213-Roof Plan Proposed
- 555-220-Front Elevation Proposed
- 555-221-Side Elevation Proposed
- 555-222-Rear Elevation Proposed



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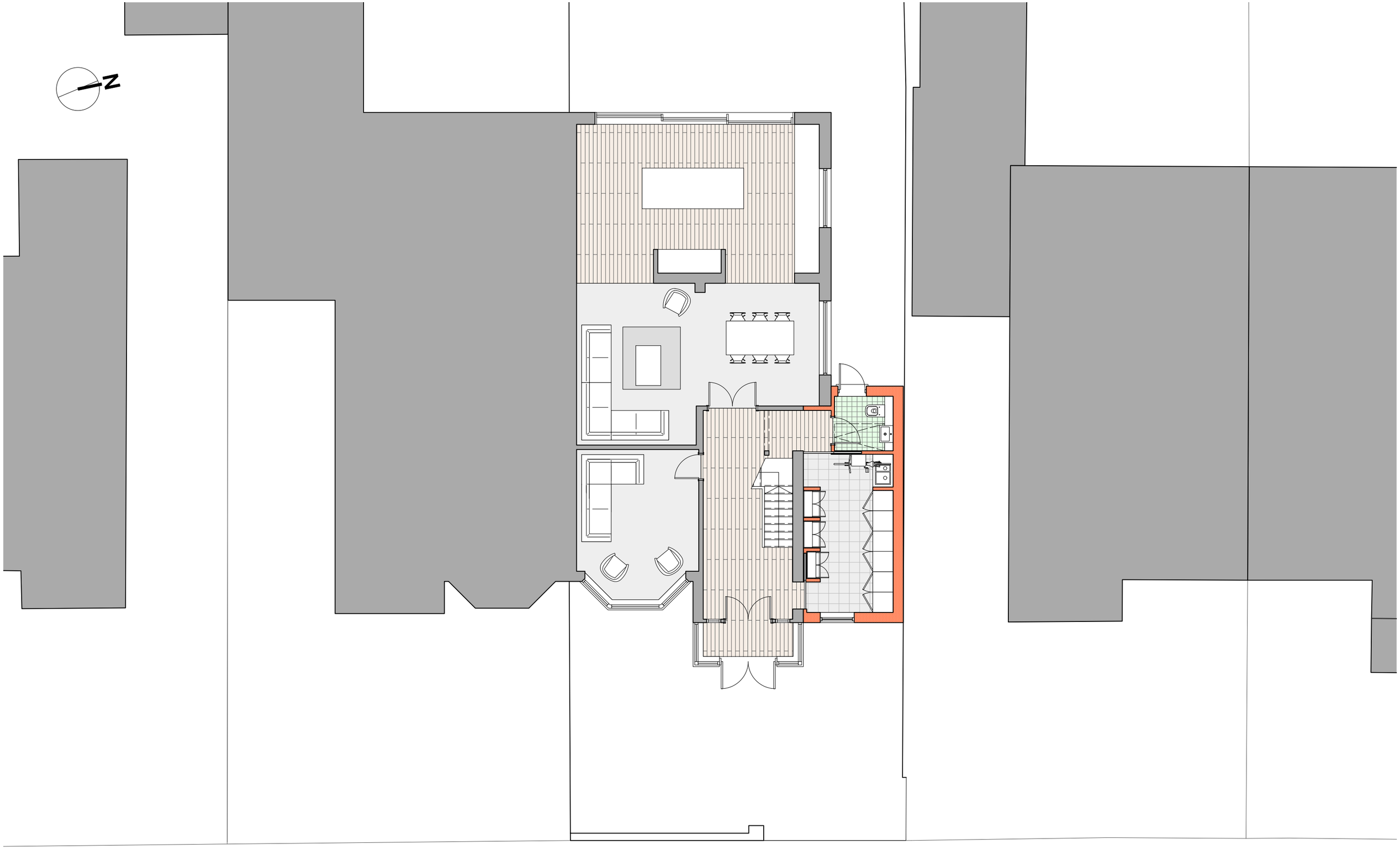
Revision Notes

Project Title
276 Withington Road

Drawing Title
Site Plan Proposed

Date	Drawn By	Scale @ A3	Job Number	Status	Drawing Number	Revision
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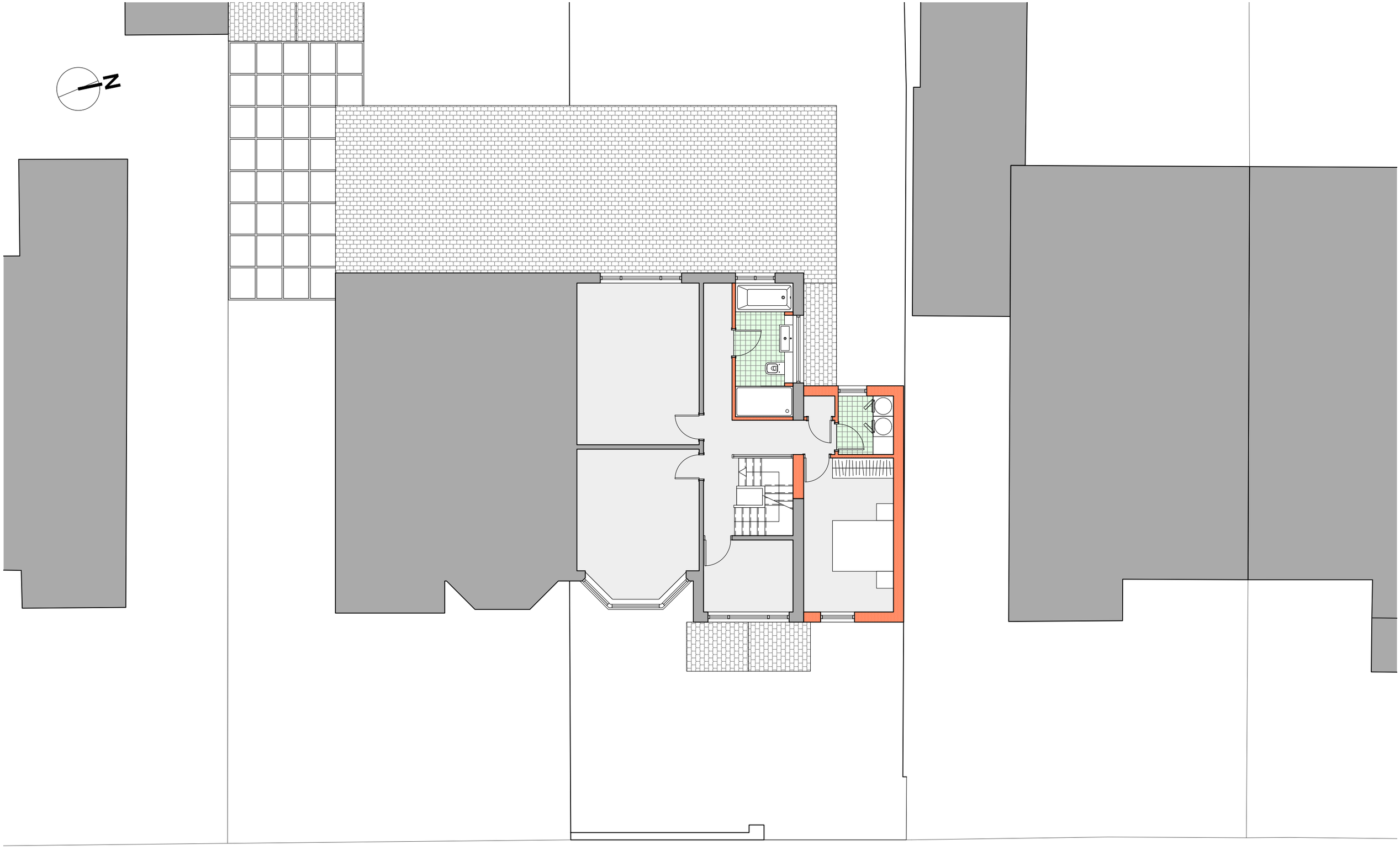
Revision Notes

Project Title
276 Withington Road

Drawing Title
Ground Floor Proposed

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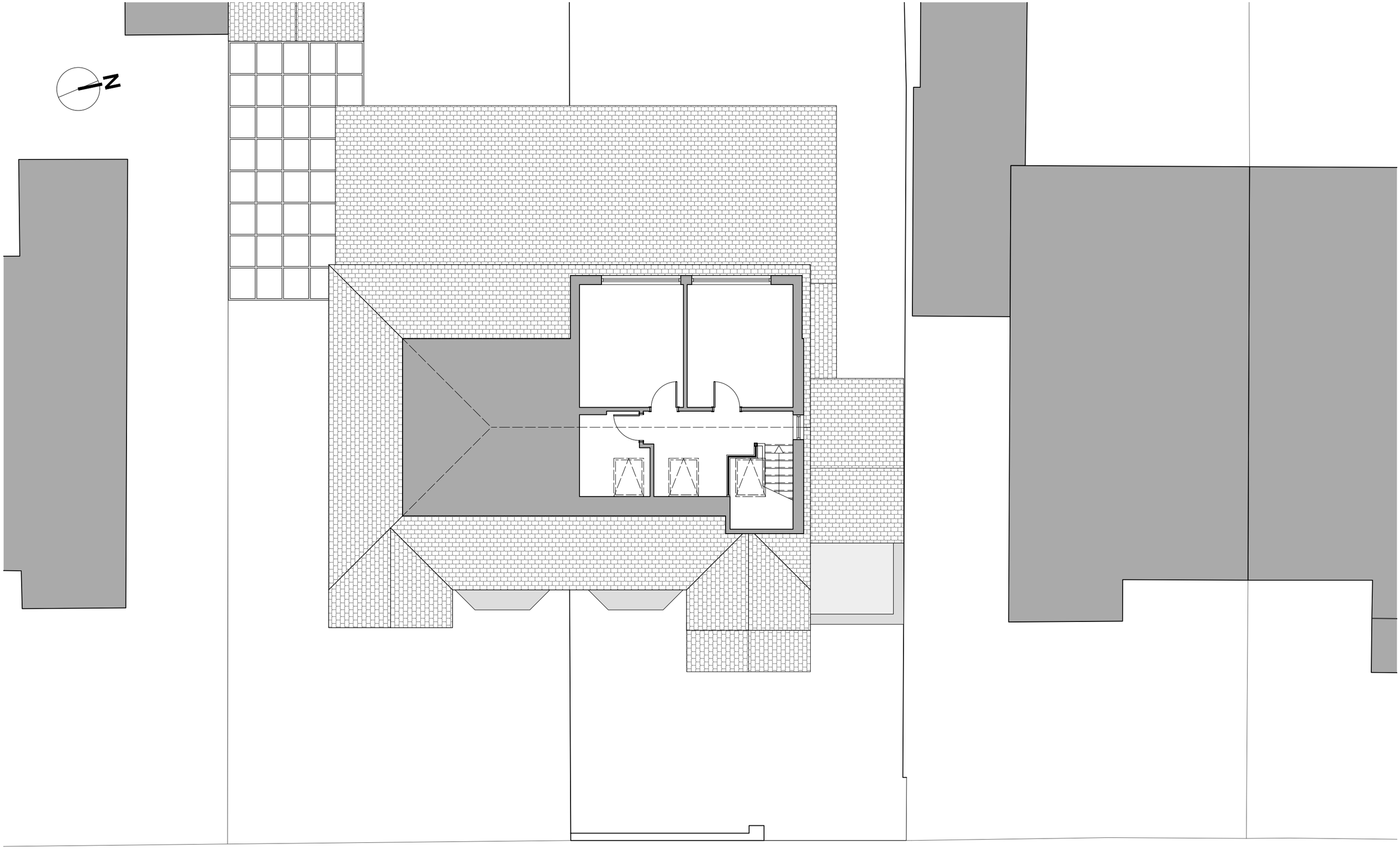
Revision Notes

Project Title
276 Withington Road

Drawing Title
First Floor Proposed

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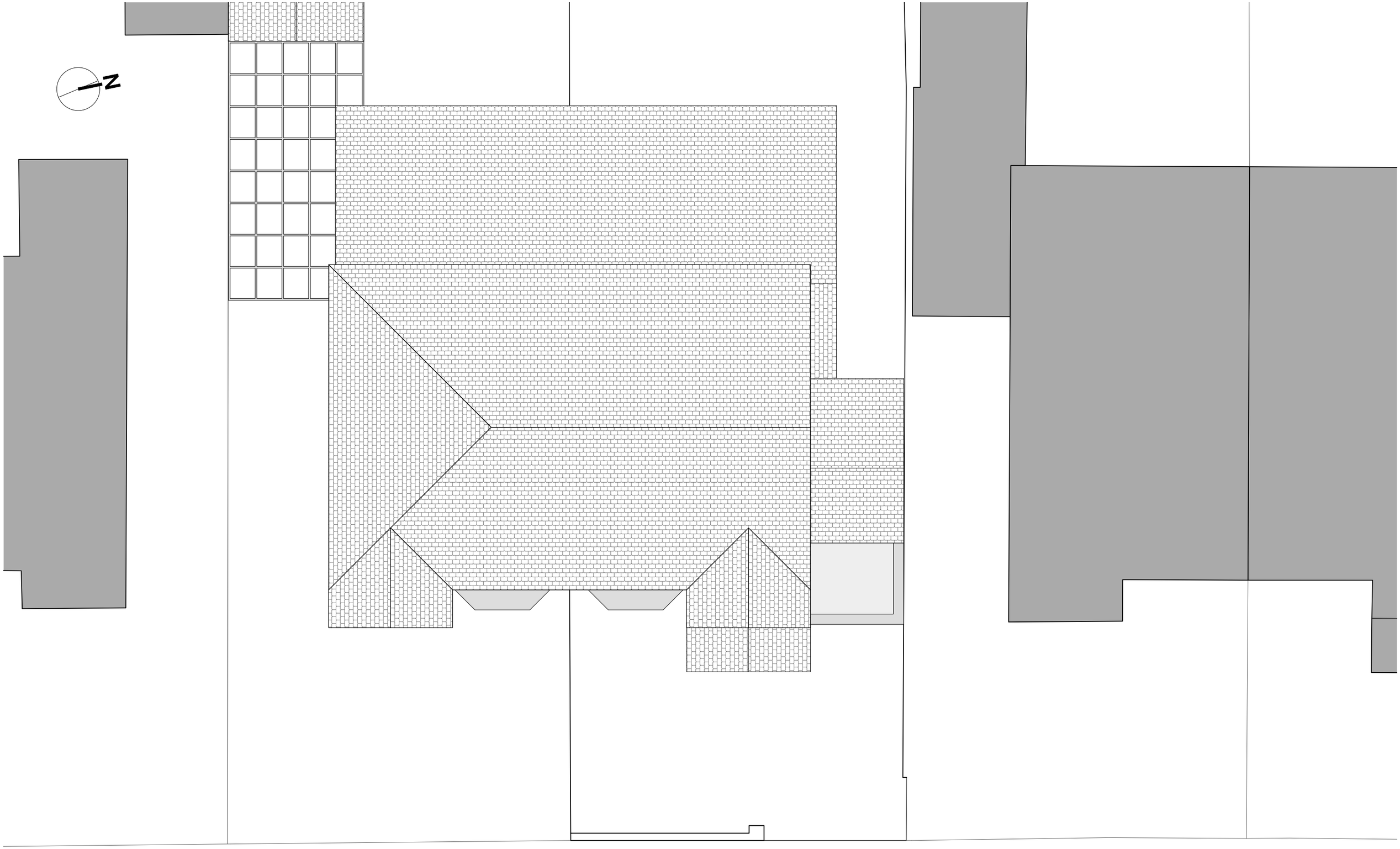
Revision Notes

Project Title
276 Withington Road

Drawing Title
Second Floor Proposed

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Roof Plan Proposed

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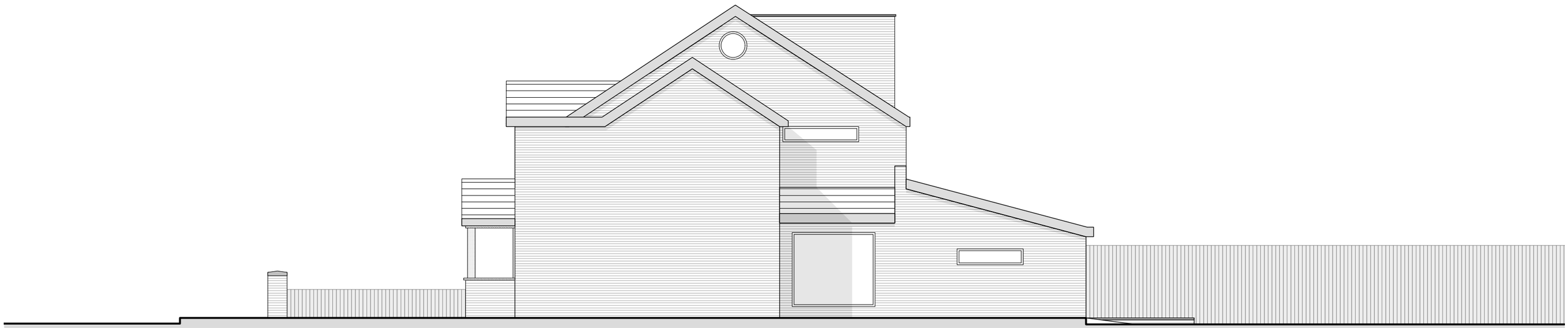
Revision Notes

Project Title
276 Withington Road

Drawing Title
Front Elevation Proposed

Date	Drawn By	Scale @ A3	Job Number	Status	Drawing Number	Revision
15.01.26	MDW	1:100	555	P	220	-

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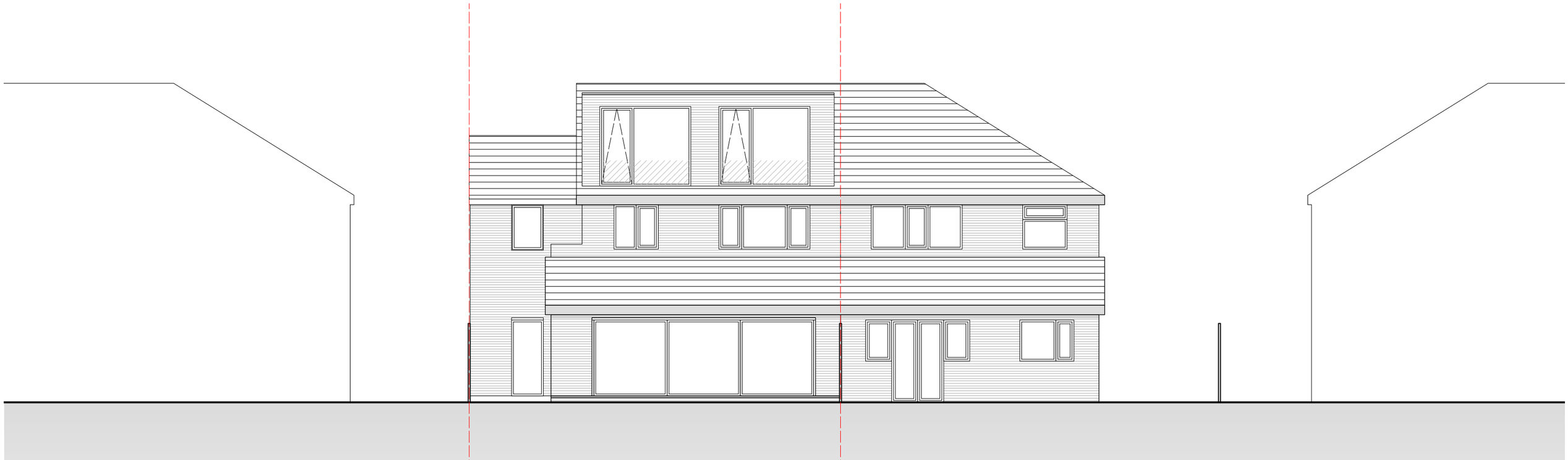
Revision Notes

Project Title
276 Withington Road

Drawing Title
Side Elevation Proposed

Date	Drawn By	Scale @ A3	Job Number	Status	Drawing Number	Revision
15.01.26	MDW	1:100	555	P	221	-

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Revision Notes

Project Title
276 Withington Road

Drawing Title
Rear Elevation Proposed

Date	Drawn By	Scale @ A3	Job Number	Status	Drawing Number	Revision
15.01.26	MDW	1:100	555	P	222	-

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