# P25.12 - 12 Overwood Road - Planning Statement

Issued 25.02.2026

This planning statement is submitted alongside the drawings and application forms to support the application for the erection of a double story side and single storey rear extension to form additional living accommodation. This statement aims to justify the proposals in reference to the specific planning policies, namely saved UDP Policy DC1.

**Loss of sunlight, daylight or privacy (DC1.2)**

Through the design process, consideration has been given to the impact on neighbouring property, 14 Overwood Road. The front line of the proposed side extension sits approximately 1.9m forwards of the main front elevation of 14 Overwood Road, with approximately 2.4m between them. Although Manchester does not employ use of the 45 degree rule, the proposals do not impinge upon this in relation to either the first floor bedroom window, or the front door to the house on the ground floor. This is explained in the diagram below. It is therefore felt that there is no significant loss of light or privacy to the neighbouring property.

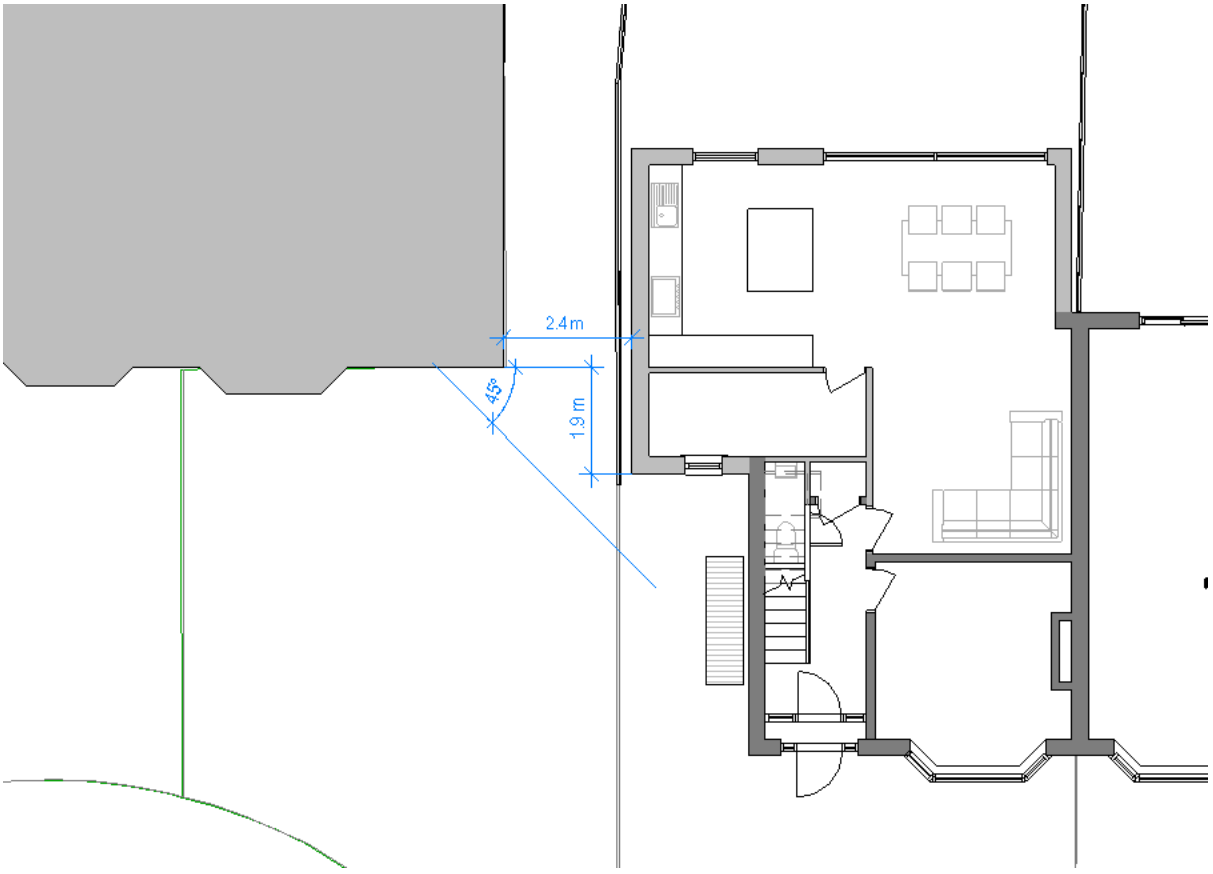



Diagram 01. Distances between the proposals and 14 Overwood Road

**The impact of Terracing (DC1.4)**

The proposals include for a two storey side elevation up to the boundary line; with all rainwater goods on the applicant side of the boundary. The property on the proposal site sits significantly forwards of the property on the neighbouring plot (14 Overwood Road), and as such it is felt that this negates any terracing effect of the properties.

There is a precedence on Overwood road for side extensions, both single and two stories, being developed to the boundary line, with three of them granted planning permission after the 2012 Core Strategy came into effect, as outlined in the table below;

| Address | Description | Year approved | Photo<br>(All courtesy of Google Maps) |
|---|---|---|---|
| 2 Overwood Road | Two storey side extension | Historic |  |
| 3 Overwood Road | Two story side extension | 2014 |  |
| 4 Overwood Road | Single story side extension | 2009 |  |
| 7 Overwood Road | Erection of single storey front extension, two storey side extension and single storey rear extension and associated elevational alterations to provide additional living accommodation | Approved 2021, not yet built. | |

| | | | |
|---|---|---|---|
| 9 Overwood Road | Single Story side extension | 2012 |  |
| 17 Overwood Road | Two story side extension | 2020 |  |

Table 02. Precedence of development on Overwood Road

It is felt that any impact of these proposals are no worse, and in fact have a reduced potential of the creation of terracing due to the step back to the neighbouring properties.