



Design & Access Statement

Project: Single-Storey Side Extension

Address: 20 Berkley Avenue, Manchester, M19 2ED

Date: December 2025

This Design and Access Statement has been prepared to accompany a Householder Planning Application at **20 Berkley Avenue, Manchester, M19 2ED**.

The proposed works aim to provide a **single-storey side extension** to accommodate an **additional living area and a utility room**.

A neighbouring property, **No.19 Berkley Avenue**, recently received planning approval for a very similar single-storey side extension. The proposal at No.20 has therefore been designed to reflect the character of the street and to follow established local precedent.

1. Introduction

This statement outlines the design principles, site context, and planning considerations relating to the proposed extension at No.20 Berkley Avenue. The development is modest in scale, subservient to the existing dwelling, and designed to integrate sensitively with the surrounding residential environment.

The extension will occupy an unused side space and has been designed using materials consistent with the existing property, ensuring a sympathetic and appropriate addition to the dwelling.

2. Site and Surroundings

2.1 The Existing Building

Berkley Avenue is a quiet residential street characterised by red brick semi-detached houses with bay windows, gable features, and modest front and rear gardens.

No.20 is a semi-detached property located towards the centre of Berkley Avenue. As with the majority of houses on the street, the property features:

- Red facing brickwork
- Pitched tiled roof
- Traditional bay window
- Walled front garden and private rear garden
- Side garden leading to the rear

The architectural rhythm and consistent building line along Berkley Avenue create a uniform and cohesive street scene.

3. Design Proposal

The proposed works include the addition of a **single-storey side extension** designed to:

- Provide an **additional living area**
- Introduce a **utility room** to improve internal layout
- Improve functionality for modern family living

Design Characteristics

- The extension will be positioned to the **side of the existing dwelling**, utilising underused land.
- The extension remains modest and subservient.
- The extension is **set back from the front elevation**, ensuring it does not visually dominate the original house.
- External materials will **match the existing property**, including brickwork and roof tiles.
- Fenestration and detailing will be in keeping with the architectural style of the surrounding properties.



Proposed Visual



Existing Site 1



Existing Site 2



Existing Site 3

4. Impact Assessment

Although No.20 is outside the Rushford Park Conservation Area, the design still adopts a sensitive approach that respects the character and appearance of Berkley Avenue.

4.1 Impact on the Street Scene

- Due to the setback and modest scale, the extension will not harm the architectural rhythm of the street.
- As the neighbouring property (No.19) has an approved scheme of similar scale and massing, the proposal is entirely in keeping with the established pattern of development.
- Matching external materials ensure visual continuity.

4.2 Impact on Neighbouring Amenity

- The single-storey height ensures **no overshadowing or overbearing impact** on adjacent properties.
- No privacy concerns arise due to the orientation and placement of windows.
- The extension sits comfortably within the boundaries of the site without restricting access or outlook.

5. Planning Policy Context

5.1 National Planning Policy Framework (NPPF)

Key themes relevant to this application include:

- Proposals should respond positively to local character.
- Extensions should be proportionate and sympathetic to the host building.

The proposal meets these principles through its modest scale, matching materials, and respect for the surrounding built environment.

5.2 Local Planning Policy – Manchester City Council

Local design guidance requires that residential extensions:

- Be **subservient** to the main dwelling
- Use **materials and detailing** consistent with the existing building
- Avoid harm to neighbouring amenity
- Maintain the character of the area
- The proposal conforms fully with these criteria.

6. Justification for Approval

1. Appropriate Scale and Design

- The extension is modest, single-storey, and stepped back from the front elevation.
- It is fully subservient to the existing dwelling.

2. High-Quality Integration

- Materials and detailing match the existing house.
- The extension blends seamlessly with the surrounding properties.

3. No Harm to Amenity

- There is no adverse impact on neighbouring properties in terms of light, privacy, or outlook.

4. Local Precedent

- No.19 Berkley Avenue has recently been approved for a nearly identical side extension, demonstrating clear acceptance of this form of development within the street.

5. Improved Internal Layout

- The proposal enhances the usability of the home for modern living.

7. Conclusion

The proposed single-storey side extension at **20 Berkley Avenue, M19 2ED** has been designed to be fully sympathetic to the host dwelling and the character of Berkley Avenue. The design is modest, proportionate, and uses materials consistent with the existing house.

There is no detrimental impact on the street scene or neighbouring amenity. The extension is functional, visually coherent, and in line with both national and local planning policy.

For these reasons, it is respectfully requested that **planning permission be granted**.