

DESIGN AND ACCESS STATEMENT

19 Walker Road. Manchester M9 6RE

1. Site and Surroundings

The application site comprises an existing residential dwelling located within a well-established suburban area on Walker Road. The surrounding context is characterised by:

- Predominantly residential properties of similar scale and form
- Established rear garden amenity spaces
- A consistent pattern of rear extensions and alterations

The area demonstrates an established and evolving residential character, where extensions are common and form part of the prevailing built environment.

2. Proposal

Planning permission is sought for:

- Erection of a **single-storey rear extension**
- Extension projecting **approximately 4 metres in depth**
- Extension spanning the **full width of the existing dwelling**
- Installation of a **flat roof with rooflight (skylight)**
- Use of **materials to match the existing brick and render finish**
- Installation of **uPVC windows and doors to match existing**

The proposal includes internal alterations to create a **ground floor bedroom** to meet specific accessibility needs.

3. Planning Policy Context

The proposal has been assessed against the **Manchester City Council Core Strategy (2012)** and relevant residential design guidance.

Policy DM1 – Development Management

The proposal complies with Policy DM1 by:

- Responding appropriately to the **surrounding context and character**
 - Ensuring no unacceptable impact on **residential amenity**
 - Delivering a high-quality and functional design
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Policy DM2 – Aerodrome Safeguarding

(Not applicable but acknowledged where required)

Policy DM3 – Heritage

(Not applicable as the site is not within a conservation area or affecting listed buildings)

Policy H2 – Neighbourhoods

The proposal supports Policy H2 by:

- Maintaining the **residential character of the area**
 - Supporting sustainable communities through **adaptation of existing housing stock**
 - Enabling continued occupation of the dwelling
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Policy SP1 – Spatial Principles

The development aligns with SP1 by:

- Supporting **sustainable residential development within established areas**
 - Making efficient use of an existing residential site
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Manchester Residential Quality Guidance (SPD)

The proposal has been designed in accordance with the Council's guidance on house extensions:

- The extension is **subordinate to the host dwelling**
 - The scale and depth (4m) are **typical and widely accepted**
 - The flat roof reduces visual impact and overall height
 - Materials match the existing property, ensuring **visual cohesion**
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4. Design Rationale and Use

The primary driver for the proposal is to meet the **specific needs of an elderly and disabled family member**.

The extension will:

- Provide a **ground floor bedroom**
- Enable **single-level living**
- Remove the need to use stairs
- Improve accessibility for carers

This represents a significant **social and functional benefit**, allowing the occupant to remain in a familiar home environment.

5. Planning Context and Precedent

The surrounding area demonstrates strong precedent for similar development.

In particular:

- 53 Walker Road M9 6RE
- **Ref: 141452/FH/2024 – Approved**

This permission confirms that a **comparable rear extension of similar scale and depth** is acceptable within the immediate locality.

The proposal is therefore consistent with the established pattern of development.

6. Scale, Massing and Design

The proposed extension is designed to be proportionate and subordinate:

- Limited to **single-storey scale**
- **4m projection** consistent with local approvals and guidance
- **Full-width design** reflects surrounding development pattern
- **Flat roof** minimises height and visual impact
- **Rooflight** improves internal daylighting

The design ensures a balanced and integrated addition to the property.

7. Impact on Character and Appearance

The extension is located entirely to the rear:

- Not visible from the public highway
- No impact on the street scene
- Consistent with surrounding development

The use of matching materials ensures the extension integrates seamlessly with the existing dwelling.

8. Residential Amenity

The proposal complies with Policy DM1 in terms of amenity:

- No unacceptable overlooking
- No undue overshadowing or loss of light
- Scale consistent with nearby approved schemes

Given the precedent and design, the proposal will not adversely affect neighbouring properties.

9. Access and Inclusivity

The proposal strongly supports inclusive design principles:

- Provides **step-free access to key living accommodation**
- Enables independent living for an elderly resident
- Improves usability for carers

This aligns with national objectives to support **aging in place** and accessible housing.

10. Planning Benefits

The proposal delivers significant benefits:

- Meets specific **health and accessibility needs**
- Improves quality of life for occupants
- Enables continued occupation of the property
- Enhances functionality of the dwelling
- Reflects established local development patterns

11. Conclusion

The proposed development:

- Complies with **Policies DM1, H2, and SP1** of the Manchester Core Strategy
- Aligns with the **Residential Design Guidance SPD**
- Is supported by strong local precedent
- Delivers clear social and functional benefits
- Maintains acceptable levels of residential amenity

The proposal is considered a **sustainable, policy-compliant, and well-designed extension** and is respectfully submitted for approval.

12. Recommendation

The application is respectfully submitted for approval.