

DESIGN AND ACCESS STATEMENT

Proposal : Combined single-storey rear extension to
Nos. 61 and 63
at
Address : 61, 63 Burnage Hall Road,
Manchester, M19 2JP



1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the construction of a combined single-storey rear extension serving Nos. 61 and 63 Burnage Hall Road, Manchester.

Both properties are in the same ownership and the extension has been designed and constructed as a coordinated and unified development, improving the internal living accommodation of both dwellings while respecting the character of the host buildings and the surrounding residential area.

The purpose of this statement is to explain the design rationale, layout, scale, appearance and access arrangements, and to demonstrate that the development accords with relevant planning policy and residential amenity considerations.

2. Site Location and Context

Nos. 61 and 63 Burnage Hall Road are adjoining residential dwellings located within a well-established residential area of Manchester. The street is characterised by traditional family housing, with many properties benefiting from rear extensions of varying sizes and forms.

Key site characteristics include:

- Two adjacent dwellings sharing a common rear building line
- Private rear gardens to both properties
- A consistent residential streetscape
- No conservation area or listed building constraints affecting the site

The rear of the properties is not prominent from the public realm, making it an appropriate location for modest domestic extensions.

3. Description of the Proposed Development

The development comprises a combined single-storey rear extension extending across the rear elevations of both No. 61 and No. 63.

Key parameters of the extension are as follows:

- **Depth:** approximately 4.4 metres
- **Height:** approximately 3.7 metres (maximum)
- **Roof form:** Flat roof
- **Roof features:** Skylights/rooflights to provide natural light
- **Materials:** External finishes to match the existing dwellings

The extension provides additional ground-floor living accommodation for each dwelling and is designed as a coherent and symmetrical addition, reflecting the shared ownership and coordinated approach.

4. Design Principles

4.1 Amount

The extension represents a proportionate and modest form of development relative to the size of the host dwellings and plot sizes. While combined across two properties, the scale of the extension is comparable to rear extensions commonly found within the area.

4.2 Layout

The internal layout has been designed to:

- Improve the usability and flexibility of ground-floor living spaces
- Create better connections between existing rooms and rear garden areas
- Allow generous daylight penetration through the use of skylights

Each dwelling remains functionally independent, with the combined extension expressed externally as a single, unified form.

4.3 Scale and Massing

The extension is limited to a single storey and is clearly subordinate to the main two-storey dwellings. The flat roof form reduces overall bulk and visual impact, particularly when viewed from neighbouring gardens.

The shared design across both properties ensures visual balance and avoids a piecemeal appearance.

5. Appearance and Materials

The appearance of the extension has been carefully considered to integrate with the existing dwellings.

- External wall materials match the existing houses
- The flat roof is unobtrusive and not visible from the street
- Skylights are flush-fitting and discreet
- Openings are domestic in scale and appropriate to a rear elevation

As shown on the proposed elevations and roof plans, the extension reads as a natural continuation of the existing buildings rather than an incongruous addition.

6. Access

6.1 Pedestrian Access

Pedestrian access to both dwellings remains unchanged via their existing front entrances on Burnage Hall Road. The rear extension is accessed internally from each dwelling.

6.2 Vehicular Access and Parking

The proposal does not alter existing vehicular access or parking arrangements. No additional parking demand is generated by the development, as no new residential units are created.

6.3 Inclusive Access

The extension is located at ground floor level and provides level internal access from the existing accommodation. Detailed compliance with Building Regulations, including Part M where applicable, will be addressed through the Building Control process.

7. Impact on Neighbouring Amenity

The extension has been assessed in terms of its impact on neighbouring properties and is considered acceptable for the following reasons:

- The single-storey form avoids overbearing impact
- The flat roof limits overshadowing
- The extension does not introduce overlooking
- Adequate private garden space is retained

The rear location and modest scale ensure that the development does not result in unacceptable loss of light, privacy or outlook to neighbouring occupiers.

8. Landscaping

The existing rear gardens have been largely retained. Any areas affected during construction have been reinstated, and the development does not require the removal of significant landscaping features.

9. Sustainability Considerations

The development contributes positively to sustainability objectives by:

- Making efficient use of existing residential plots
- Enhancing the long-term usability of the dwellings
- Incorporating rooflights to improve natural daylight and reduce reliance on artificial lighting
- Using matching, durable materials consistent with the existing buildings

10. Planning Policy Context

The proposal accords with the objectives of the National Planning Policy Framework (NPPF), particularly in relation to:

- Efficient use of land
- High-quality and contextually appropriate design
- Protection of residential amenity

It also aligns with relevant local planning policies supporting modest domestic extensions where they are well designed and do not harm the character of the area or neighbouring amenity.

11. Conclusion

The combined single-storey rear extension at 61 and 63 Burnage Hall Road, Manchester, M19 2JP represents a well-designed and appropriate form of development that:

- Is proportionate and subordinate to the host dwellings
- Uses materials that match the existing houses
- Improves internal living accommodation
- Preserves the character of the surrounding residential area
- Protects neighbouring residential amenity

For these reasons, the development is considered acceptable in planning terms, and full planning permission is respectfully requested.