

Design and Access Statement

Householder Planning Application

Site Address: 194 Hamilton Road, Manchester

Local Planning Authority: Manchester City Council

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application submitted to Manchester City Council.

The statement explains the design rationale for the proposed development and demonstrates how access considerations have been addressed. The proposal has been assessed against relevant national and local planning policy and has been designed to ensure it represents an appropriate, proportionate, and policy-compliant form of development within its residential context.

2. Proposals

The proposal comprises modest domestic alterations to the existing dwelling, including a single-storey extension and associated outbuilding works.

The development seeks to improve the functionality and usability of the existing house to meet modern living requirements while remaining subordinate to the host dwelling and respecting the character of the surrounding area.

3. Site Context

The application site comprises an existing residential dwelling located within an established suburban area of Manchester. The surrounding area is characterised by family housing of a similar scale, form, and appearance, set within a consistent street layout.

The site is not located within a conservation area and is not subject to any specific heritage designations. The character of the area is defined by modestly scaled dwellings, pitched roof forms, and a consistent building line, all of which have informed the design of the proposal.

4. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal accords with the National Planning Policy Framework, which promotes sustainable development and well-designed, functional places (Paragraphs 8 and 9).

In accordance with Paragraph 124, the development functions well and enhances the quality and usability of the existing dwelling without resulting in visual harm, overdevelopment, or unacceptable impacts on neighbouring amenity. The proposal represents a proportionate improvement to the property that supports modern residential living.

The scheme complies with the presumption in favour of sustainable development set out in Paragraphs 10 and 11, making effective use of an existing residential site without giving rise to adverse impacts.

Manchester City Council – UDP Part 1 Policies

The proposal has been designed in accordance with UDP Part 1 Policies **H2.7**, **I3.1**, and **S2.5**, which require development to achieve a high standard of design and make a positive contribution to the local environment.

The extension and outbuilding are single storey, clearly subordinate to the host dwelling, and do not project forward of the principal elevation. The proposal preserves the established street scene and does not disrupt the character or rhythm of surrounding development.

The scale, massing, roof form, and materials have been carefully considered to ensure the development integrates appropriately with the existing dwelling and neighbouring properties, without giving rise to unacceptable impacts on residential amenity in terms of privacy, outlook, or daylight.

5. Design Approach

The design has been informed by the scale and form of the existing dwelling and surrounding properties. The proposal is intentionally modest, with controlled height and massing to ensure it remains visually subordinate.

Materials and roof forms reflect those already present on the host dwelling and within the local area, ensuring a cohesive and contextual appearance. The proposal reads as a natural and proportionate addition rather than an over-dominant or incongruous feature.

6. Site and Building Access

Pedestrian Access

Pedestrian access to the dwelling will remain unchanged, utilising the existing entrance. Access arrangements are clear, direct, and appropriate for a residential property.

Vehicular Access and Parking

Existing vehicular access and on-site parking provision are retained. The proposal does not result in any loss of parking spaces or require alterations to the highway.

Inclusive Access

The development does not introduce barriers to access and maintains level and practical access arrangements appropriate for a householder development, in line with Building Regulations requirements.

7. Planning History and Local Precedent

The proposed development is consistent with the established pattern of development within the immediate area. Similar and larger-scale domestic extensions have been approved on nearby properties along Hamilton Road.

In particular, properties at **Nos. 202 and 204 Hamilton Road** have benefitted from substantial extensions, including large two-storey side extensions, demonstrating that the principle of extending dwellings in this location is well established and acceptable in planning terms.

Furthermore, **No. 130 Hamilton Road** has been approved for an extension of a comparable scale and footprint to that proposed as part of this application. This reinforces that the scale and form of development sought is consistent with recent permissions in the vicinity.

These approved developments indicate that the proposed works at No. 194 Hamilton Road are in keeping with the prevailing character of the area and do not represent an unusual or unacceptable form of development when assessed against local context and policy.

8. Conclusion

This Design and Access Statement demonstrates that the proposed householder development represents a modest, well-designed, and policy-compliant form of development. The proposal respects the character of the area, safeguards neighbouring amenity, and improves the functionality of the existing dwelling in accordance with national and local planning policy.