

**SUPPORTING DOCUMENTATION FOR
PLANNING APPLICATION:**

DESIGN AND ACCESS STATEMENT

HERITAGE STATEMENT

29 WHALLEY ROAD

JANUARY 2026

1.0 INTRODUCTION

This planning statement has been prepared to support the planning application for 29 Whalley Road.

THE PROPOSAL

Previously, the extension for the ground and basement was approved. This fresh application is to lower rear garden for the basement exit and change the windows and façade using materials designed to be sympathetic to the property and area.

LOCATION / SITE

Address

29 Whalley Road, Manchester M16 8AD

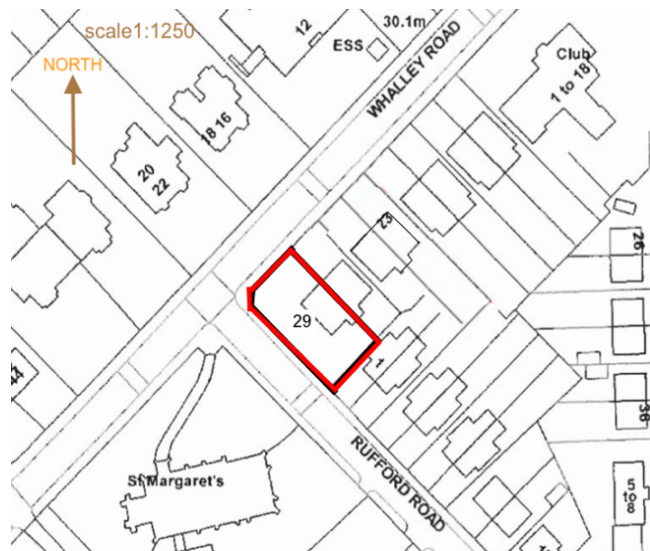
Plot size: 510 sqm

The property faces north-west on Whalley Road, on the corner of Whalley Road and Rufford Road. The property is semi-detached; to 27 Whalley Road; built in 1900s.

The property is situated on a large plot (30m x 17m) with excessive garden space on the front, side and rear of the property.

Use

The property will remain a residential dwelling. The proposals allow for a better living for a modern family.



Not to scale



On Whalley Rd there is a non-linear street pattern due to the different types of development through the decades.

Whalley Range has changed dramatic due to the development and re-development. Although a linear street line is apparent at the top end of Whalley Rd, this is less so as you go past St Margaret's Church down Whalley Rd and Rufford Rd.

The building of several flats during the mid 19 century did not add to the character of the area and lead to several affluent families moving away and a deterioration of the area. Re generation in the area has lead to it being a conservation area and re development is encouraged.

The net result is a non-linear street pattern that adjusts depending upon the type of building.

The property will encompass the Victoria elements and although some parts may seem as forward thinking, over time they will blend into the area.

Landscaping

None of the boundary wall fences or walls will be affected by the proposed development.

Access

Access on the corner of Whalley Road and Rufford Road is unchanged. The site is in a residential area close to shopping and transport amenities. This will not be affected by the proposed extension.

Relevant Planning History

119201/TCA/2018

Works to trees - proposed felling of 12 trees (T1 - T12).
APPROVED 3 APR 2018

120496/FH/2018

Erection of part single, part two-storey rear extension with extension of basement, and front porch to form additional living accommodation. **WITHDRAWN 7 AUG 2018**

121891/FH/2018

Erection of a basement, ground and first floor rear extension, alterations to the elevations and formation of a raised terrace to side and basement access to the rear.
APPROVED 9 JUL 2019 , CURRENTLY BEING BUILT

125140/NMC/2019

Non-Material Amendment to planning permission 121891/FH/2018 to allow for the removal of two windows (gable end and front basement).
APPROVED 11 NOV 2019

143123/NMC/2025

Non-Material amendment to planning permission referenced: 121891/FH/2018 amended by 125140/NMC/2019 relating to the removal of windows and doors to the basement, reconfiguration and re-siting of a single storey rear extension, removal of raised external decking, canopy and balustrades, reconfiguration of upper floor windows, associated raising of ground levels and revisions to the internal layout. **DENIED 3 JUL 2025**

144284/NMC/2025

Non-Material Change to planning permission 121891/FH/2018 to allow external alterations.
APPROVED 12 NOV 2025, CURRENTLY BEING BUILT

2.0 DESIGN OVERVIEW

The original application for extension was approved on 9 Jul 2019 (121891/fh/2018) and subsequent final non-material amendments on 12 Nov 2025 (144284/nmc/2025).

The 1st floor and loft have already been modernised to modern living in line with previous application (121891/FH/2018).



Current Approved Planning Permission Shown Above

This application is to make aesthetic changes by altering the window design on the ground floor and increase the exterior lower basement area by adding a hidden courtyard below ground level and exit. There will also be minor internal layout changes described in detail page 9.

Three basement windows at rear of the property are removed and replaced with a sliding door. Rear windows of the kitchen replaced by two larger windows. A sliding door and exit stairs from basement to ground level at the rear of the property are also proposed.

The extension will have grey render to contrast the Accrington red brick façade. The aesthetic of the proposal is to be built from well-crafted materials. Photo from actual K rend catalogue. The entire extension will thus be rendered in **Pewter Grey scraped Texture from K Rend**.



In the previous planning application, the kitchen was extended and the basement was converted into a habitable space to current building regulations. In this new proposed application, windows are added to the rear of the property to make it look more symmetrical and linear and the basement will also have a large sliding door. The basement sliding door will bring natural light and ventilation to the converted basement habitable space.



Proposed plans with added courtyard, railings and greenery.

The original planning application allowed for a rear extension to 4.5m, the current application has reduced this to 3.35m from the rear of the house to allow for a large external basement courtyard.

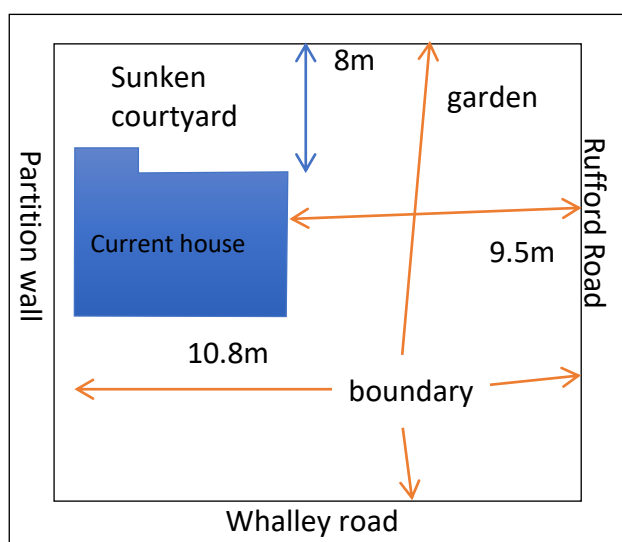
This application does not affect the footprint of the house after the approval in 2019, it is in fact, slightly reduced and the courtyard creates more light and space for the basement.

LANDSCAPING

In order to increase the light in the basement, it is proposed that a courtyard of approximately 32sqm below ground level will be built which will be supported by structural concrete walls and external planting.

The proposal courtyard will entail a considerable amount of ground work to lower the garden area at the rear of the property; site access allows for this; to maximise amount of natural light and ventilation for the basement.

The hidden courtyard will be encompassed by greenery around the edging and there will also be basement steps leading up to the garden area at ground level. Black railing metal fences will be installed across the entrance of the basement to ground floor level.



IMPACT/ NEIGHBOURING PROPERTIES

This hidden courtyard is not visible from the street or the adjacent neighbours on Rufford road. The Rufford Road property has a ground floor window with obscured glass and there is also a large fence at the boundary which negates visibility. The adjoining property at 27 Whalley road has a 6ft fence and large pleached trees to obscure any view which were planted a few years ago. From street level on Rufford Rd there is a 6ft fence which results in the basement courtyard being obscured.



Rufford Rd obscured windows



Street view on Rufford Rd



View to 27 Whalley Rd at basement level



View from 27 Whalley Rd

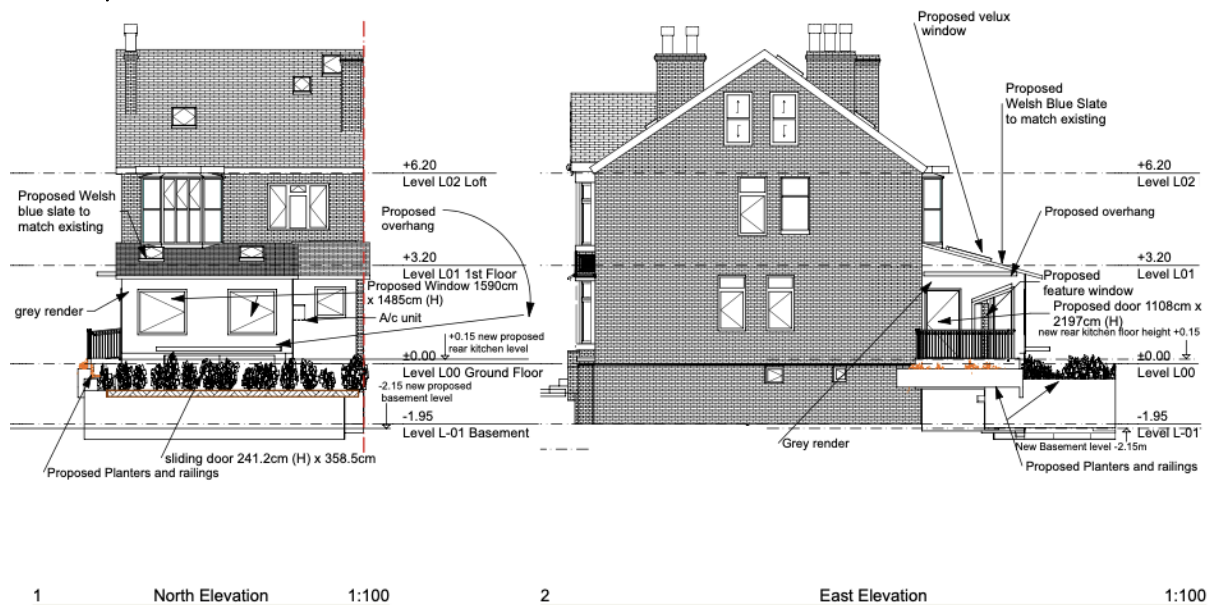
The proposal seeks to offer a more suitable external open courtyard rather than cramped exit stairs at the rear of the property that would be unpleasant to the eye. Due to the restriction of space at the rear of the property it was decided to reduce the length of the extension from 4.5m to 3.35 (1.16m) in a previous application to allow for a larger lower ground private courtyard, through careful design. Having a private courtyard on a corner end property would allow privacy from the street and neighbours. Previously, in Trafford Park, a similar design was completed quite successfully after planning permission was approved.



Hale Road, Trafford Park

The rear kitchen level will be raised to allow for more headroom in the basement. By increasing the light access with the courtyard, the basement will be flooded in light creating a vibrant space.

LAYOUT/SCALE



Proposed North and East Elevations

Basement

The basement area has already been opened to use this currently underused space. Installing a large sliding door, will bring much needed natural light into what is currently a dark, damp under-utilised cellar and allow the space to be properly used by unlocking this floor space. This space can be used as a family area and or cinema room. The current basement height is just under 2m and will to be

adjusted to 2.25m by raising the kitchen floor. The basement will be extended by 3.35m from the rear of the property.

There will be added large shower / sauna room and separate toilet.

Kitchen

The kitchen will be reconfigured by removing the partition wall between the kitchen and dining area. The rear kitchen wall will be extended at the back by 3.35m but the floor will only be extended by 1.16m ending in a glass wall. The net result will allow for rear of the basement by the sliding doors to have 5m vaulted ceiling flooded with light for this dark space. The south facing of the house means that the rear of the property is flooded with sunlight at the start of the day which glides across the gable end during the day towards the front of the property.

1st FLOOR AND LOFT

These two areas were already renovated in previous years and remain intact.

INSIDE AND OUTSIDE LAYOUT BASEMENT

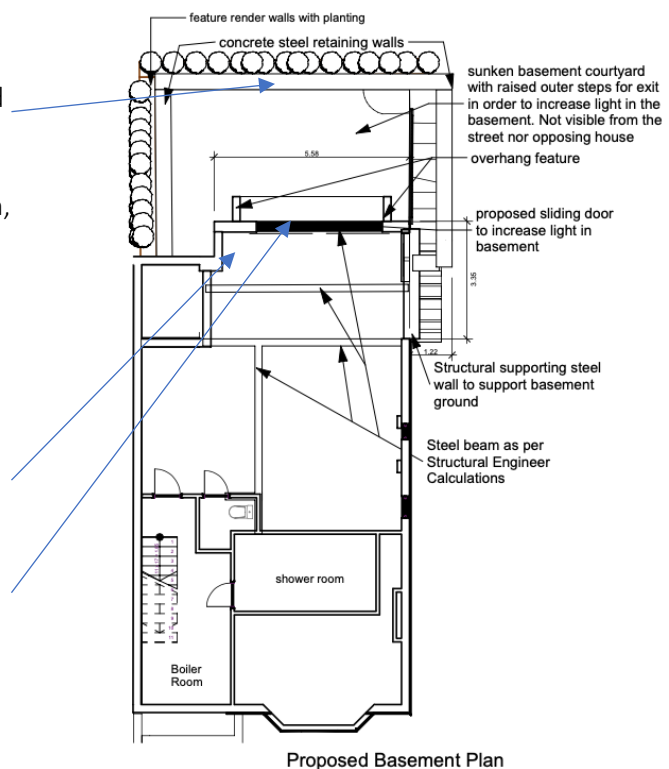
Proposed plans with hidden courtyard surrounded by structurally retaining walls and greenery shown opposite.

In the previous approved planning application, the internal basement walls were removed with steel design to open the area.

By adding a large sliding door more light penetration will make it a brighter space.

The ground floor kitchen will be extended by 1.6m from the rear of the property ending with a glass wall.

This will allow for 5m plus vaulted ceiling at the rear of the basement for better light.



The carefully designed basement for a modern family with the courtyard coupled with the sliding door and vaulted ceiling would change this dark space to a vibrant space. This is the sole reason for the change. Every floor of the property has modernised for future living for decades to come.

The changes to the façade, with the hidden courtyard and reduced footprint will allow for a well-proportioned outdoor multi-functioning space hidden from neighbours and the road.

The sub street level courtyard significantly minimises the impact to neighbours or the street and there are no directly overlooking windows.

3.0 APPEARANCE

The new extension connects the basement and ground levels. It presents the least impact on the neighbours as it is built away from the partition wall rather than being extended along the garden partition.

The proposal looks to consolidate the existing living spaces to make a comfortable, clean, airy and bright spaces for a modern family. The extension will be largely screened from view from the road.

The extension itself is slightly modern with regards the glazing to allow for natural light to flood the living areas (ground & basement) but it is also aimed to use the current brick and Welsh blue slate to preserve the look of the building. The grey render at the rear of the property will allow for a smooth transition from Accrington red brick at the gable end. Materials used are not overbearing or unusual for the area. The combination of the materials have been thoughtfully designed to ensure a well-crafted finish and smooth transition of materials than looking like a simple add on kitchen extension.

There will be no apparent change to the property as viewed from the road because there is a wooden fence at the boundary. Further, at the front of the property adjacent to the bay there will be a large wooden fence to allow the side garden of the property to be used as a private area. The boundary walls will be maintained and foliage will be built up after the extension.

With the size and style of the extension there should be no overlooking issues from the neighbours due to the size of the plot and the proximity of the residence to the boundaries.

4.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

1.3 131 In determining the planning application, local planning authority should take account of:

The desirability of sustaining and enhancing the significance of the heritage assets and putting them to a viable use is consistent with conservation;

The core principles of the NPPF are to secure highest quality design for current and future occupants of the land. Paragraph 56 of the NPPF states that the government attach great importance to the design of the build environment and good design is a key aspect of sustainable development.

Policy L7 of the Core Strategy states the development must improve the character and quality of the area, enhance the street scene and not be overbearing, overshadowing, overlooking, visual intrusion towards adjacent properties.

1.5 135 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

It would not be overly intrusive or diminish the context of the conservation area and have a minor impact on the significance of the property (NPPF 1.5 125)

As described in this application, the proposals have been designed to merit the property and surrounding area, given that it is located in a conservation area, the proposals add to the area rather than remove the character of the area. The additional living spaces are designed to enhance the space both externally and internally and offer a greater connection outside with a more private garden. The changes to the façade would add to the design and the rear lower courtyard are well

screened from the street and neighbouring properties and will not impact on the character or appearance of the area nor will there be loss of amenity to the adjoining neighbours.

5.0 HERITAGE STATEMENT

Whalley range connects centre Manchester to various districts in south Manchester. Whalley Range was one of the first suburbs of Manchester created by Samuel Brooks. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate when it Whalley Range was first established. The presence of mature trees as well as buildings of historic and architectural merit have contributed to the designation as a Conservation Area.

There are buildings of significance within the Conservation area, for example, the Church of St Margaret (designed in 1843 and consecrated in 1849) which is adjacent and does not affect the application. After the WWII the area went into decline and many families living in large houses moved away. Redevelopment in the area resulted in flats and HMOs. This led to several large houses being demolished and large flats being build which resulted in lost character of the area. Current change in the area is the development of Whalley Range into a conversation area to halt this trend and encourage refurbishment of fine quality original housing stock that remains.

Housing in Whalley Range are predominantly four styles. A two storey in scale to form the street with pitched roofs and ridges set parallel to the line of the road. A three-storey house with decorative bays and high-quality craftsmanship can be seen in the style and type of construction Victoria in nature. Modern flats which completely contrast the houses in the area building in the mid 19th century. Contemporary residential buildings dotted throughout the conservation area.

29 Whalley Road is a 4-storey house including the basement, Victorian in nature with decorative front bays and front restored timber gable of high-quality detail. The proposal presented have been thoughtfully designed to modernise and privatise certain areas for a modern family.

The scale of the proposal was carefully designed to not be too overbearing with the neighbour's property by building way from the partition wall. The extension was reduced to 3.35m instead of 4.5m in the previous application. Furthermore, privacy to the owners in the lower courtyard from other neighbours and public alike and minimal impact on the area as a whole.