

Planning Statement

Site Address: 21 Inglesham Cl Wythenshawe Manchester M23 1LQ

Proposal: Proposed Rear Extension.

Applicant: Mrs Khadija

1. Introduction

This Planning Statement accompanies a Householder Planning Application for a single-storey rear extension at 21 Inglesham Close. The extension reflects the scale, massing and materials typical of residential properties along Inglesham Close and seeks to enhance internal accommodation.

2. Site and Surroundings

21 Inglesham Close is a two-story terraced dwelling in a residential estate in Wythenshawe. The street comprises similar houses with modest rear gardens and several examples of rear extensions..

- The plot features rear amenity space capable of accommodating an extension.
- Existing layouts include living, kitchen, dining, bathroom, and bedroom spaces.
- Rear boundary treatment and neighboring extensions create a context where rear additions are common and acceptable.

The property's setting supports modest domestic extensions without harming local character.

3. The Proposal

The proposal consists of a rear extension designed to enhance internal floor space and create improved kitchen, dining, bathroom and living accommodation.

- The extension extends to the rear within the building line typical for the area.
- Materials match the host property, maintaining architectural coherence.
- Doors and windows are included to maximize internal daylighting.
- No alterations are proposed to the principal elevation.
- The proposal does not exceed the height or massing expected for a rear extension.

The proposed development therefore maintains residential character while improving living quality.

4. Planning Policy Considerations

National Planning Policy Framework (NPPF)

The NPPF supports extensions to improve existing homes where they:

- Respect neighbour amenity
- Complement the existing dwelling
- Maintain local character
- Do not overdevelop the plot.

Manchester Local Plan & Householder Guidance

The proposal complies with relevant guidance because:

- The extension does not dominate the host dwelling.

- The design is subordinate and sympathetic.
- The development sits within acceptable rear extension limits.
- No significant loss of green space or visual amenity occurs.

5. Design and Amenity

The proposal has been carefully designed to protect the amenity of neighboring occupiers:

- No harmful overshadowing or loss of light is expected.
- The height avoids overbearing impact.
- Side boundary distances remain acceptable.
- No windows create overlooking concerns.
- Enhanced internal daylight due to new glazing without compromising privacy.

Overall, the extension maintains a high standard of residential amenity in accordance with planning policy.

6. Highways and Parking

The proposed rear extension does not reduce parking provision. Access to the dwelling remains unchanged and the scheme will not create any additional parking pressure. No impact on highway safety or access.

7. Conclusion

The proposed rear extension at 21 Inglesham Close is modest, policy-compliant, and appropriately designed. It respects the character of the property, maintains neighbor amenity, and improves the living conditions.

It is therefore respectfully requested that planning permission be granted for this application.