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# Planning Statement

## 6 The Circuit, Didsbury

Architects Registration Board

RIBA

## 1 - Introduction & Purpose

This statement is submitted in support of a **Householder Planning Application** for the proposed:

- A Two-Storey side extension, with a single storey rear extension, a new loft dormer and associated internal alterations at **6 The Circuit, Didsbury.**

This document evaluates the scheme in the context of relevant planning policies from Manchester City Council, as well as national planning objectives, and demonstrates the development's compliance with these policies.

## 2 - Site Context

**6 The Circuit** is a three-storey semi-detached dwelling located in the residential area of Didsbury.

- The property is apart of a street containing similar dwellings.
- The property backs onto a private gardens and is not located in a conservation area.
- The existing property features a modest garden depth and width, which caters to a practical extension without any adverse affect on neighbouring amenity.

## 3 - Proposed Development

This proposal comprises:

- **Ground Floor** - Side Extension, expanding the kitchen, and allowing for a new utility room, ground floor WC and cloak room.
- **First Floor** - Side extension, providing two new bedrooms.
- **Second Floor** - Dormer extension, to create a master suite.

# 4 - Planning Policy Context

**National Planning Policy Framework (2024)**

**- Paragraph 131:** The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

**- Paragraph 135:** Planning policies and decisions should ensure that developments:

A - Will function well and add overall quality of the area, not just for the short term but over the lifetime of the development.

B - Are visually attractive as a result of good architecture, layout and appropriate effective landscaping.

Compliance: The proposal creates a functional, comfortable, and flattering living space, that is aligned and sympathetic to the surrounding character.

**Manchester Core Strategy (2012)**

**- Policy SP1 Spatial Principles:**

- Emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing.
- Make a positive contribution to neighbourhoods of choice by including:
  - Creating well designed places that enhance or create character.
  - Making a positive contribution to the health, safety and well-being of residents.
  - Protect ad enhance the built and natural environment.

Compliance: The proposal has been designed to a high level of quality, to meet the needs of the residents, while also providing a attractive and functional family home.

**- Policy DM 1 Development Management:**

- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
  - Appropriate siting, layout, form, massing, materials and detail.
  - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. Development should also have regard to the character of the surrounding area.

Compliance: Stepping back the side extension from the principle elevation to show respect to the existing dwelling and the surrounding character of the area. The proposal has been designed to increase the level of amenity for the residents of the home for not only the short term but the lifetime of the dwelling.

**Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)**

**Paragraph 2.1 -** City Council's expectation that new development, whether for residential, industrial, commercial or retail purposes, should have a high standard of design.

Compliance: The proposal has been designed to be an attractive and functional addition to the family home, while providing greater levels of amenity to its residents.

**Paragraph 2.2 -** Seven key principles recognised as being those urban design characteristics, which together create successful places:

- Character and Context
- Continuity and enclosure
- Legibility
- Ease of Movement
- Quality of the Public Realm
- Diversity
- Adaptability

**Paragraph 2.5 -** Quality is much more than aesthetics. There should be no conflict between good design and buildings that function well and meet the needs of their occupants.

Compliance: The proposal displays a visually attractive, well designed extension to the family home that provides greater levels of amenity for the users for the lifetime of the dwelling while maintaining respect to the local character and the original dwelling.

**Paragraph 2.3 -** Each new development should be designed having full regard to its context and the character of the area.

Compliance: The proposal has been designed and will be built using matching materials of the existing dwelling, as to keep in context to the property and nearby properties of a similar design and build.

**Paragraph 2.13 -** The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.

Compliance: A step back from the principle elevation has been specifically designed as to appear subservient to the original dwelling, as well as a lower ridge height of the side extension roof as to not appear over dominant. Using matching materials to respect the local character and appear attractive to the street scene.

## 5 - Design and Character Assessment

**Scale & Massing:** The two-storey side extension, is stepped back from the principle elevation with a lower roof ridge line, providing a subservient appearance to the dwelling, avoiding any appearance of over dominance.

**Appearance:** Matching material and window finishes, as well as fenestration maintain continuity with the host dwelling.

**Street Scene:** The new side extension is modest and proportionate to the host dwelling, enhancing the appearance of the dwelling without dominance.

**Overall Character:** This proposal offers respect to the local character, complementing other similar extensions on nearby properties.

## 6 - Residential Amenity

**Privacy:** No direct overlooking to neighbouring private gardens.

**Separation Distances:** 29 metre separation distance to any rear habitable windows.
25 metres separation distance to any habitable windows to the front.

**Daylight & Sunlight:** Proposal has no affect on neighbouring daylight or sunlight.

**Neighbouring Context:** Multiple properties on the street that have completed almost identical extensions, including two storey extensions, and single storey rear extensions.

## 7 - Highways, Parking & Access

- Adequate parking provision retained for 4 parking spaces with the proposed extension.

- No changes to highway access are proposed.

## 8 - Sustainability & Efficiency

- Construction will comply with current Building Regulations, improving insulation and energy performance.
- Opportunity for future low-carbon technologies (renewable upgrades) is preserved.
- The upgraded dwelling offers improved longevity, sustainable housing stock.

## 9 - Conclusion

The proposed extension at **6 The Circuit** is designed to be a natural and respectful addition to the home. The two-storey side extension is stepped back from the principle elevation, with a lower roof ridge line, to appear subservient to the original house.

With 29 metres separation distance to any habitable windows from the rear, 25 metres separation distance to any habitable windows from the front, the loft dormer extension being barely visible from the street, as well as no adverse affects on any neighbours to the sides, this proposal protects the amenity of neighbours and the local character of the area.

Multiple developments in the area has been granted planning permission for similar extensions. In particular, a two-storey rear and side extension, with a rear dormer was granted planning permission in October 2025 for **7 The Circuit**.

In practice, this development creates the example of a modern family home, that the NPPF and Manchester City Council aims to develop, while also avoiding any harm to the amenity of any neighbouring properties. It is a thoughtful, well designed improvement, that clearly delivers benefits to the household and has no adverse impact on the local area.

We feel on this basis, Planning Permission should be granted.

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