ARCHITECTS

Design and Access Statement

Project: **2 Storey side extension to detached dwelling.**

Location: **Lingerfields, Sunbank Lane, Manchester, WA15 0PY**

Date: **April 2026**

Introduction

This Design & Access Statement accompanies a householder planning application for a double-storey extension to an existing detached dwelling on Sunbank Lane, Altrincham.

Although the postal address is Altrincham, the site falls within the administrative boundary of Manchester City Council and lies within designated Green Belt land.

The statement explains the design rationale, demonstrates how the proposal responds to its rural context, and outlines how access arrangements will be maintained. It has been prepared in accordance with:

- The National Planning Policy Framework (NPPF)
- The Manchester Core Strategy Development Plan
- The Manchester Residential Quality Guidance (2016)
- Relevant Green Belt and design policies applied by Manchester City Council

Site Context and Existing Property

The site comprises a detached dwelling set within a generous plot on Sunbank Lane, a semi-rural area characterised by open fields, sporadic low-density residential properties, and mature boundary vegetation. The dwelling is set back from the road, with established hedgerows and trees providing natural screening.

Key contextual characteristics:

- Rural landscape with intermittent residential development
- Strong sense of openness typical of Green Belt land
- Mature boundary planting offering visual containment
- Traditional detached dwelling with pitched roof and brick construction
- Access via an established private driveway from Sunbank Lane

The site's position and existing landscaping help limit visibility from public viewpoints, supporting the preservation of Green Belt openness.

Design Principles and Objectives

The design has been guided by the following principles:

- Subordination: Ensuring the extension remains visually secondary to the host dwelling
- Proportion: Avoiding disproportionate additions in line with NPPF paragraph 149(c)
- Integration: Using materials and architectural detailing that complement the existing building
- Openness: Avoiding encroachment into undeveloped areas of the site
- Functionality: Enhancing internal layout and modern living standards without altering the building's rural character

These principles ensure the proposal is sensitive, policy-compliant, and appropriate for a Green Belt location.

Proposed Development

The application seeks permission for a double-storey side/rear extension to provide additional living accommodation while maintaining the architectural integrity of the dwelling.

Key design features:

- The extension follows the existing building line, maintaining a compact built form
- Ridge height is set no higher than the main roof to ensure the extension is not dominant.
- Roof pitch, materials, and fenestration match or complement the existing dwelling
- The extension is positioned adjacent to the existing built envelope, avoiding outward sprawl
- No additional outbuildings or hardstanding are proposed

The design ensures the extension reads as a natural, proportionate evolution of the dwelling.

Impact on Green Belt Openness

The proposal has been carefully designed to preserve both spatial and visual openness:

- Development remains within the existing developed part of the site
- No encroachment into previously undeveloped land
- Existing boundary vegetation provides effective screening from Sunbank Lane and surrounding viewpoints
- The restrained scale and massing ensure no material impact on the perception of openness

The proposal therefore aligns with the NPPF's Green Belt objectives and Manchester City Council's approach to protecting openness.

Appearance and Materials

To ensure visual harmony with the existing dwelling and surrounding rural character, the extension will incorporate:

- Matching or complementary brickwork
- Roof tiles consistent with the existing dwelling
- Sympathetic window proportions and styles
- Traditional detailing where appropriate

This ensures a cohesive and high-quality appearance consistent with Manchester's design expectations.

Access Considerations

The proposal does not alter existing access arrangements.

- Vehicular access remains via the established driveway from Sunbank Lane
- Pedestrian access is unchanged
- No changes are proposed to parking provision
- The extension does not impede movement around the site

The development maintains safe, convenient, and inclusive access for all users.

Sustainability and Environmental Considerations

Where feasible, the proposal incorporates sustainable design principles, including:

- Improved thermal performance through modern construction standards
- Opportunities for enhanced insulation and energy efficiency
- Retention of existing landscaping and boundary vegetation
- No impact on local biodiversity or drainage patterns

These measures contribute to the long-term sustainability of the dwelling.

Conclusion

The proposed double-storey extension has been designed with careful regard to the site's Green Belt location, the character of the existing dwelling, and relevant planning policy.

The development:

- Represents a proportionate and subordinate addition
- Preserves the openness and rural character of the Green Belt
- Enhances the functionality and longevity of the dwelling
- Maintains existing access arrangements
- Achieves a high standard of design consistent with Manchester City Council's guidance

The proposal is therefore considered appropriate, policy-compliant, and suitable for planning approval.