Mr Damien Jepson
18 Clover Croft
Manchester
M33 3PU

03/06/2026

Planning Department
Manchester City Council
Manchester

Re: Planning Application PP-10133247 - 18 Clover Croft, Manchester, M33 3PU

Dear Planning Officer,

I write in support of my planning application for a two-storey side extension to the southern elevation of 18 Clover Croft, extending 5 metres to the rear. I appreciate that this exceeds the 3.65 metre guideline set out in saved UDP policy DC1.3(a) and wish to set out the site-specific circumstances that I respectfully submit justify an exception in this case.

Extension over an existing structure

The proposed extension sits upon and above a pre-existing ground-floor structure on the southern side of the property. The extension does not therefore represent an incursion into open garden space or an expansion of the building's overall footprint beyond what has already been established. The visual and physical impact on the surrounding area is consequently limited.

Picture of 14-20 Clover Croft



No material impact on residential amenity

The extension is proposed to the southern elevation of the property. The rear garden faces east, meaning the extended southern flank will not cause any overshadowing of either the adjoining property to the north or the property to the south at any material time of day. I submit that the proposal fully satisfies the requirements of DC1.2(b) in that it does not create a loss of sunlight or daylight to neighbouring properties.

No neighbour to the rear - playing field boundary

The property has no residential neighbour to the rear. The eastern boundary of 18 Clover Croft adjoins a playing field, meaning the proposed rear extension will have no impact whatsoever on the amenity, privacy or outlook of any occupier to the rear. This characteristic was specifically cited as a material justification for exceeding the DC1.3(a) guideline in the delegated officer report for 20 Clover Croft (application 126399/FH/2020), and applies equally to the present application.

Privacy and overlooking

Existing mature trees and established hedging along the rear boundaries provide effective and continuous natural screening between 18 Clover Croft and the neighbouring properties to the north and south. This natural screening ensures that no direct overlooking of the neighbouring rear garden would result from the proposed extension, satisfying the requirements of DC1.3(e) and the Council's supplementary guidance on privacy distances.

Stepped building line and separation distance

The rear elevation of the neighbouring property to the south is set approximately 1.45 metres further back than the rear elevation of 18 Clover Croft. This means that even at a depth of 5 metres, the proposed extension will not present a continuous or overbearing rear elevation when viewed from the neighbouring property, and the perceived bulk of the extension is substantially reduced by this naturally stepped arrangement.

Car parking and driveway

Whilst the proposed extension will encroach slightly upon the existing driveway, adequate off-street parking will be retained within the curtilage of the property and no net loss of parking spaces will result, satisfying DC1.1(d) and DC1.2(d). The repositioning of the front entrance as part of the works will bring the principal access point into a more visible and prominent position relative to the street, improving natural surveillance and presenting a more legible frontage to visitors and emergency services alike.

In addition, the driveway will be upgraded to incorporate a soakaway drainage system. This will ensure that surface water from the hardstanding is managed sustainably on site and will not discharge into the public highway drainage network, representing a positive environmental outcome consistent with the sustainable development principles of the NPPF.

Wider benefits to the neighbouring property

The works will result in the existing attached garage structure being separated from the boundary with the neighbouring property to the south. I submit that this gives rise to a number of tangible benefits for the occupiers of that property. The creation of a physical gap

between the two structures will improve passive fire safety by reducing the risk of fire spread between buildings. It will also reduce airborne and impact noise transmission between the properties and, importantly, will afford the neighbouring occupiers the opportunity to insulate the previously shared wall, improving the thermal performance of their home. Finally, the removal of the abutting structure will eliminate a common point of wildlife ingress — particularly birds and small mammals — into the roofspace of the neighbouring property, which is a recurring issue with semi-detached and attached garage configurations of this type.

Precedent within the immediate area

There is a well-established pattern of similar extensions to properties of this house type within the immediate locality. At 10 Clover Croft, the garage has been separated from the main dwelling and a comparable side and rear extension constructed, demonstrating that this form of development is both achievable and accepted on plots of this type within the street. On the adjoining Ashstead Road, which comprises the same house type, side and rear extensions of a similar character have been carried out at numbers 40, 56 and 58, further evidencing that the proposed development is consistent with the prevailing pattern of extensions in the surrounding area and would not be out of character with the style of development, as required by DC1.2(c).

Picture of 10 Clover Croft



Picture of Ashstead Road



Furthermore, planning permission was recently granted for a two-storey side and rear extension at 20 Clover Croft (application 126399/FH/2020), the property immediately to the north to which 18 Clover Croft is attached, extending 5.1 metres to the rear in excess of the DC1.3(a) guideline. The proposed extension at 18 Clover Croft is designed with regard to the approved scheme at No. 20, with the intention of maintaining a coherent and symmetrical appearance between the two attached properties. Approving the present application would result in a balanced and visually harmonious pair of dwellings, whereas refusal would leave the two properties in a mismatched relationship that could itself be considered detrimental to the character of the street scene.

I submit that, taken together, the above factors demonstrate that the proposed extension is consistent with the aims of saved UDP policy DC1 and Core Strategy policy DM1. The amenity of neighbouring properties is protected, overlooking is avoided by existing natural screening, no overshadowing will result, and the bulk of the extension is mitigated by the existing structure below and the stepped relationship with the neighbouring rear elevation. The works additionally deliver a number of wider benefits, including improved drainage, enhanced natural surveillance, and measurable improvements to the fire safety, acoustic performance and thermal efficiency of the neighbouring property.

I am happy to provide any further information or drawings the planning authority may require in support of this application and welcome the opportunity to discuss the proposal further if that would be helpful.

Yours faithfully,

Damien Jepson