MOJO

Planning Statement

32 South Crescent

Architects Registration Board

RIBA

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1 - Introduction

This Planning Statement has been prepared in support of a Full Planning Application for the proposed erection of a two-storey side extension at 32 South Crescent, Manchester, M11 4LN.

Demolition of existing shed and erection of replacement semi detached double storey dwelling, together with associated access, parking, landscaping, and external works at 32 South Crescent , Manchester, M11 4LN.

The application site comprises an existing two-storey semi detached residential dwelling situated within an established residential area of Manchester. The property currently provides family accommodation; however, the existing internal layout and floor space are becoming increasingly constrained for the needs of the occupants. The proposed extension seeks to provide additional living accommodation, including new bedroom at the first-floor level and an enlarged kitchen/dining area at the ground-floor level, creating a more functional and comfortable family home.

The purpose of this statement is to:

Demonstrate that the proposed extension is acceptable in principle within this established residential location.

Explain how the design, scale, massing and appearance of the extension respect the character and visual amenity of South Crescent and the wider street scene.

Assess the proposal against the relevant policies of the National Planning Policy Framework (NPPF), Places for Everyone, the Manchester Core Strategy and other relevant local planning guidance.

Consider the impacts of the proposal on neighbouring amenity, privacy, overlooking, and the wider street scene.

Demonstrate that the proposal will not adversely affect highway safety, parking provision or the character of the surrounding area.

Confirm that the development represents a high-quality and policy-compliant extension that will provide improved accommodation for the existing family while maintaining the character and amenity of the surrounding residential environment.

The National Planning Policy Framework confirms that good design is a key aspect of sustainable development and that high-quality, beautiful and sustainable buildings are fundamental to the planning process. It also requires development to function well, be visually attractive, respond sympathetically to local character and provide good standards of amenity.

The proposed extension responds positively to these objectives by providing additional bedroom and enhanced family living space through an enlarged kitchen and dining area. The design has been carefully considered to ensure that it integrates with the existing dwelling, respects neighbouring properties and contributes positively to the quality and functionality of the home for its long-term occupation.

2 - Site Context

The application site is located at 32 South Crescent, Manchester, M11 4LN, within an established residential area characterised by low-rise detached and semi-detached dwellings of varied age, design and appearance.

South Crescent is a predominantly residential street comprising family housing set within defined domestic plots. Properties typically feature front gardens or driveways, private rear gardens, and a consistent suburban streetscape characterised by residential boundary treatments, soft landscaping, and low-density built form.

The site itself comprises an existing semi-detached two-storey dwelling with an associated side garage and private rear garden. The property is a typical single-family dwelling with a pitched roof form and traditional masonry elevations. The plot is already clearly defined as residential in character, accommodating built form, domestic access, driveway parking and private amenity space.

The proposed development is therefore located within an established residential curtilage and does not introduce built form into an undeveloped or open landscape. Instead, it represents the extension of an existing dwelling within a clearly defined residential context.

The site is closely related to neighbouring residential properties along South Crescent, with typical suburban separation distances between dwellings and shared boundaries defined by fencing and garden enclosures. The surrounding context is characterised by residential outlooks, private garden spaces, and low-rise built form consistent with the wider neighbourhood.

Based on available planning constraints information, the site is understood to lie within a wholly residential area and is not located within any designated conservation area. No Tree Preservation Orders are known to affect the application site. The site is not identified as falling within Green Belt land.

Overall, the site is representative of a typical suburban residential plot within Manchester, where small-scale extensions and alterations are an established and accepted form of development, subject to careful design and consideration of neighbouring amenity.

3 - Existing Property and Reason for Replacement

The application property comprises an existing detached residential dwelling with an attached timber shed located to the side of the house. The dwelling is of traditional domestic construction, incorporating masonry external walls, a pitched roof form, and associated driveway, garden and amenity areas.

The existing timber shed is currently used for domestic storage purposes. Whilst functional as ancillary storage space, it does not contribute to the main living accommodation of the dwelling and represents an underutilised part of the property.

The proposal seeks to remove the existing timber shed and replace it with a two-storey side extension that will provide additional living accommodation for the occupants. At the ground-floor level, the extension will create a larger kitchen and dining area together with a dedicated utility space and ground floor W.C space, significantly improving the functionality and day-to-day operation of the home. At the first-floor level, the extension will provide additional bedroom as well create a larger space for the existing bathroom accommodation to better meet the needs of the growing family.

The proposed extension has been designed to integrate with the existing dwelling in terms of scale, form, roof design and external materials, ensuring that it appears as a natural and sympathetic addition to the property. The development will remain entirely within the existing residential curtilage and will retain the established C3 residential use of the site.

Overall, the proposed development will deliver a well-designed and proportionate extension that enhances the functionality, comfort and long-term suitability of the dwelling as a family home while respecting the character and appearance of the surrounding residential environment.

4 - Proposed Development

The proposal comprises the demolition of the existing timber shed located to the side of the dwelling, followed by the erection of a two-storey side extension to provide additional accommodation for the existing family home.

At the ground-floor level, the extension will create a significantly larger kitchen and dining area, providing a more practical and spacious family environment for everyday living, dining and social interaction. The proposal will also incorporate a dedicated utility/store room and a ground-floor WC, improving the functionality and efficiency of the dwelling and better meeting the needs of the occupants.

At the first-floor level, the extension will provide an additional bedroom together with an enlarged family bathroom. These improvements will increase the overall quality and flexibility of the accommodation, ensuring that the property can better accommodate the needs of a growing family while maintaining comfortable living standards.

The replacement dwelling is designed as a substantial semi-detached family home. Its front elevation is composed around a traditional pitched roof form with twin gables, symmetrical window proportions and a central entrance arrangement. This gives the building a clear domestic identity and avoids an overly flat or monolithic frontage.

The front elevation drawing confirms that the proposed ridge height is designed to match or lower than 34 South Crescent . It also identifies grey roof tiles, brickwork to match the local context, new windows, rainwater goods, feature entrance door etc.

The material specification has been refined as follows:

Brickwork to match the local residential style.
Grey slate-effect roof tiles.
Dark modern wood effect windows.
Black gutters and downpipes.

The rear elevation introduces more contemporary domestic elements, including sliding or bifold door. These elements are principally located away from the main public street frontage, where they will be experienced within the private rear garden context rather than as dominant features in the street scene.

5 - Planning Policy Context

National Planning Policy Framework

The NPPF sets out a presumption in favour of sustainable development and identifies three overarching objectives: economic, social and environmental. These include providing homes to meet present and future needs, fostering well-designed and safe places, making effective use of land, improving biodiversity, minimising waste and pollution, and moving towards a low-carbon economy.

The proposal is consistent with those objectives. It retains an established residential use, makes effective use of an existing domestic plot, removes a structurally unsafe building, and delivers a new family dwelling with opportunities for improved energy performance, biodiversity enhancement and better long-term occupation.

The Framework recognises that good design is a fundamental component of sustainable development and that planning decisions should support developments which function well, are visually attractive, and are sympathetic to local character while maintaining a high standard of amenity for existing and future occupants.

The proposal accords with the objectives of the NPPF by making effective use of an existing residential plot to provide improved accommodation for the occupants of the dwelling. The extension has been designed to complement the scale, form and appearance of the existing property whilst preserving the character of the surrounding residential area.

Places for Everyone

Places for Everyone forms part of the statutory development plan for Manchester and promotes sustainable development, high-quality design, efficient use of land and the creation of attractive and resilient neighbourhoods.

The proposal is consistent with these objectives as it represents a modest enhancement to an existing dwelling within an established urban area. The development makes effective use of previously developed residential land and supports the continued occupation and long-term sustainability of the property as a family home.

The proposal does not increase the number of residential units on the site and does not result in any change to the established character or function of the surrounding neighbourhood.

Manchester Core Strategy

The Manchester Core Strategy remains a key component of the Development Plan and provides the strategic framework for assessing development proposals across the city. Following the adoption of Places for Everyone in March 2024, relevant Core Strategy policies continue to apply alongside the updated development plan framework.

Policy SP1-Spatial Principles

Promotes development that contributes positively to neighbourhoods, protects residential amenity and supports sustainable communities. The proposal will improve the quality of accommodation available to the occupants while maintaining the established residential character of South Crescent.

Policy EN1- Design Principles and Strategic Character Areas

Policy EN1 requires development to respond positively to its context, reinforce local distinctiveness and achieve a high standard of design. The proposed extension has been designed to complement the scale, proportions, roof form and appearance of the existing dwelling and surrounding properties.

Policy H1- Overall Housing Provision

Although the proposal does not create a new dwelling, it supports the ongoing provision of family housing by improving and adapting an existing home to meet changing household needs.

Development Managment Considerations

The proposal has been designed to ensure that it does not give rise to unacceptable impacts on neighbouring occupiers in terms of privacy, outlook, daylight or sunlight. The scale, massing and positioning of the extension have been carefully considered to maintain an appropriate relationship with adjoining properties.

The development remains subordinate to the host dwelling and will preserve the established character of the street scene. Sufficient private amenity space and parking provision will also be retained.

Overall, the proposal represents a proportionate and well-designed extension that accords with national and local planning policy objectives and will provide enhanced family accommodation within an established residential area.

6 - Principle of Development

The principle of extending an existing residential dwelling within an established residential area is acceptable in planning terms, subject to detailed considerations of design, scale and impact on neighbouring amenity. The application site lies within a defined residential context where household extensions and alterations are a common and accepted form of development. The proposal, therefore, represents an appropriate form of development in principle, consistent with the continued residential use of the property.

At the ground-floor level, the extension will create a significantly larger kitchen and dining area, providing a more practical and spacious family environment for everyday living, dining and social interaction. The proposal will also incorporate a dedicated utility/store room and a ground-floor WC, improving the functionality and efficiency of the dwelling and better meeting the needs of the occupants.

At the first-floor level, the extension will provide an additional bedroom together with an enlarged family bathroom. These improvements will increase the overall quality and flexibility of the accommodation, ensuring that the property can better accommodate the needs of a growing family while maintaining comfortable living standards.

The proposed extension has been carefully designed to integrate with the existing dwelling through the use of complementary materials, roof forms and architectural detailing. The scale and appearance of the extension have been developed to remain subordinate to the host dwelling and to respect the character of the surrounding residential area.

Finally, the scheme does not create a net additional dwelling and is therefore unlikely to result in a material increase in traffic generation, parking demand or residential activity when compared with the lawful use of the site.

We feel the principle of development is therefore acceptable.

7 - Design and Character Assessment

Scale and Massing

The proposed two-storey side extension has been carefully designed to remain proportionate to the existing dwelling and subordinate to the host property. The extension follows the established scale and form of the existing house, ensuring that it appears as a natural continuation of the building rather than an overly dominant addition.

The proposed roof form reflects the character of the existing dwelling and surrounding residential properties, helping the extension integrate successfully into the streetscape. The overall scale and massing are considered appropriate for the size of the plot and consistent with the prevailing pattern of development within South Crescent.

Appearance and Materials

The extension will utilise materials that complement the existing dwelling, including matching or closely comparable brickwork, roofing materials, windows and external detailing. This approach will ensure a cohesive appearance and reinforce the visual continuity of the property.

The design adopts a traditional domestic architectural language that is characteristic of the surrounding area, ensuring that the extension respects the established character of the street and does not appear incongruous within its setting.

Street Scene

South Crescent is characterised by detached and semi-detached family dwellings set within generous residential plots. The proposed extension has been designed to respect the established building line, spacing between properties and overall residential character of the street.

The development will not alter the fundamental appearance or function of the property as a family dwelling and will maintain the visual balance of the streetscape. As a result, the proposal is not considered to result in any harmful impact on the character or appearance of the surrounding area.

Residential Amenity

The extension has been designed with careful consideration of neighbouring residential amenity. The positioning, scale and arrangement of openings have been developed to minimise any potential impacts relating to overlooking, loss of privacy, overshadowing.

The proposal will provide improved accommodation for the occupants of the dwelling while maintaining an appropriate relationship with neighbouring properties and preserving the amenity enjoyed by surrounding residents.

8 - Conclusion

The proposed development represents a high-quality and well-considered design solution that responds positively to the character of South Crescent and the wider residential area. The extension remains subordinate to the host dwelling, respects neighbouring amenity and integrates successfully with the existing built form.

Accordingly, the proposal is considered to accord with the objectives of Policy EN1 of the Manchester Core Strategy and the wider design principles contained within the National Planning Policy Framework.

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