Planning, Growth and Development,
Manchester City Council
P.O. Box 532
Manchester
M60 2LA0

04/07/2026

Design & Access Statement: Proposed single-storey rear extension to provide a storage / workshop together with associated internal and external alterations at 173 Fog Lane, Manchester, M20 6FJ

Introduction
This Design and Access Statement has been prepared in support of a planning application for the construction of a single-storey rear extension at 173 Fog Lane, Manchester, M20 6FJ. The proposal comprises the creation of a workshop/storage unit together with associated internal and external alterations to the existing building.

The proposed workshop/storage unit will operate as a separate premises from No. 173 and will be allocated its own postal address.

Site and Surroundings
The application site consists of a two-storey red brick building with white uPVC windows and doors beneath a pitched natural slate roof. To the rear, the property has an existing flat-roofed extension with a first-floor balcony serving the residential accommodation above.

The surrounding area is characterised by a mix of residential and commercial properties, with several local businesses operating along Fog Lane. The neighbouring property at No. 171 has previously been extended in a similar manner and includes a commercially operated gym, demonstrating that comparable forms of development and commercial uses have already been established within the immediate vicinity.

Proposed Development
The proposal seeks planning permission for a single-storey rear extension to provide workshop and storage accommodation.

The workshop/storage premises will:

- Operate independently from the existing premises at No. 173.
- Have its own separate address.
- Be accessed solely from the rear of the property.
- Not be open to members of the public.
- Primarily be used for storage and workshop purposes.
- Employ a maximum of two staff members when required.
-

The existing nail salon at the front of the property will remain in operation. As part of the internal alterations, a section of the extension will provide improved staff facilities by creating a larger kitchen area and a dedicated internal access route leading to the rear of the premises.

Design
The extension has been designed to complement the existing building in terms of scale, appearance and materials.

The proposed extension will be constructed using brickwork closely matching the existing property in colour and texture. Windows and doors will comprise either white uPVC or powder-coated aluminium frames to reflect the character of the existing building while providing a modern and durable finish.

The roof will be flat in form and finished with a grey EPDM rubber membrane, providing a high-quality, long-lasting waterproof covering appropriate for this style of extension. Overall, the extension has been designed to integrate sympathetically with the existing building and surrounding development.

Access
Access to the proposed workshop/storage unit will be provided exclusively from the rear of the site. This arrangement separates the workshop from the existing nail salon and avoids conflict between the two uses.

The workshop/storage area is intended for private operational use only and will not receive visiting members of the public. Consequently, pedestrian activity associated with the proposal will be minimal.

The existing nail salon will continue to be accessed from its current entrance.

Transport and Parking
The site benefits from excellent accessibility by sustainable modes of transport.
Several bus services operate directly along Fog Lane, and Burnage Railway Station is approximately a three-minute walk from the site, providing convenient public transport connections.

On-street parking is available within the surrounding area, together with nearby public car parks where required.

Given that the workshop/storage unit is not intended for customer visits and will accommodate a maximum of two staff members, the proposal is not expected to generate a significant increase in traffic or parking demand.

Impact on the Area
The proposed extension represents a modest addition to the rear of the property and will have limited visual impact on the surrounding street scene.

Its scale, design and materials are considered appropriate to the host building and surrounding area. Similar rear extensions already exist on neighbouring properties, including No. 171, where a commercial gym operates from an extension of comparable nature.

The proposal will not result in unacceptable impacts upon neighbouring residential amenity and is considered to represent an appropriate form of development.

Conclusion
The proposed development has been carefully designed to provide functional workshop and storage accommodation while respecting the character of the existing building and its surroundings.

The extension will use materials that complement the existing property, provide separate rear access, and support the continued operation of the existing nail salon through improved internal facilities.

As the proposed workshop/storage unit is not intended for public use and will have only limited staffing, the development will generate minimal additional traffic and will have no significant adverse impact on neighbouring properties or the wider area.

It is therefore considered that the proposal represents sustainable and appropriate development and is respectfully recommended for planning approval.