Planning Statement

In support of a householder planning application

Site address	21e, Inglesham Close, Manchester, M23 1LQ
Applicant	Mr. Syam G Thoppil
Local Planning Authority	Manchester City Council
Application type	Householder planning application
Date	6 August 2026

Proposed development

Erection of a single storey wrap around side and rear extension, including removal of the existing conservatory to provide ground floor accessible accommodation comprising a bedroom, bathroom and dressing room, together with an enlarged play area.

1. Introduction

1.1 This Planning Statement is submitted on behalf of the applicant in support of a householder planning application to Manchester City Council for a single storey side and rear extension at 21E Inglesham Close, Wythenshawe.

1.2 The property is a two storey house in residential use within Use Class C3. The proposal keeps that use and adds accommodation at ground floor only. The first floor, the main roof and the front elevation of the original house are all unaltered.

[redacted]

1.4 The main considerations are the effect of the extension on the appearance of the house and its surroundings, the effect on the amenity of neighbouring occupiers, parking and access, together with the weight to be given to the accessibility need the scheme is designed to meet.

2. The site and surroundings

2.1 The site is a two storey semi detached house on Inglesham Close, a cul de sac in the Baguley area of Wythenshawe. The house has a pitched roof and is finished in brick. Vehicular and pedestrian access is taken from Inglesham Close at the front.

2.2 At ground floor the house contains a lounge, a kitchen, a WC and an existing conservatory at the rear measuring about 3.82 m wide by 3.37 m deep. The first floor has three bedrooms and two bathrooms.

2.3 To one side of the house is an open area of hardstanding used as a parking bay. The gap between the flank wall and the site boundary on that side measures about 5.41 m.

2.4 Measured from the proposed rear wall to the rear boundary, the retained garden depth is 11.97 m on one side and 10.54 m on the other. The difference arises because the rear boundary runs at an angle.

2.5 The surrounding area is residential and of similar scale and form. Extensions and alterations to houses are part of the established pattern of the street, as the planning history at paragraph 4.2 records.

Planning constraints

2.6 The Council's Local Development Framework Area Map Browser returns only two designations at the site. These are the Wythenshawe sub area, covered by Core Strategy Policies EC10 and H7, and the Manchester City Boundary.

2.7 The site is not in a conservation area, is not listed and does not affect the setting of a listed building. There are no protected trees on or adjacent to the site. The site lies in Flood Zone 1. It is not in the Green Belt and no Article 4 direction applies to the works proposed.

3. The proposal

3.1 The proposal is shown on drawings DEW/2026/10/KO/01 to /08. It is single storey throughout.

Side extension

3.2 A single storey extension is proposed along one flank of the house, within the existing area. It measures 3.00 m in internal width and about 8.50 m in length. The height is 2.95 m above external ground level, which is 2.85 m above the finished floor level of the extension, under a flat roof laid with a shallow fall to each side.

3.3 The extension is set back from the front wall of the house by about 4.4 m, so the front building line of the dwelling is unaffected. It contains a bedroom of 3.00 m by 4.60 m, a bathroom and a dressing room, all connected internally to the main house.

3.4 Two windows are proposed: one in the front elevation serving the bedroom, and one small window in the flank elevation.

Rear extension

3.5 The existing conservatory is taken down and rebuilt in solid construction. The rear wall moves back by 1.63 m, taking the depth of the room from the existing 3.37 m to 5.00 m. The total width across the rear is 7.76 m, including the return from the side extension.

3.6 The rear elevation has a set of French doors flanked by windows, with a further window to the side. The roof matches the side extension.

3.7 The net increase in rear projection beyond the existing built form is therefore 1.63 m. The works deepen a rear addition that already stands by that amount and rebuild it to a standard that can be used all year round. The 5.00 m figure is the depth of the finished room, not the extent of new building into the garden.

Materials, parking and drainage

3.8 All proposed external materials are to match the existing house.

3.9 The parking bay to the side of the house is retained, at a width of 2.40 m.

3.10 Rainwater from the new roof will be taken to the existing drainage system.

4. Relevant planning history

4.1 The applicant advises that there is no relevant planning history for the site.

4.2 At 21B Inglesham Close, within the same postcode, planning permission was granted on 31 December 2025 under reference 144766/FH/2025 for extensions described as including a rear extension and a two storey extension.

5. Planning policy framework

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The development plan comprises the Manchester Core Strategy, adopted 11 July 2012, read together with the Addendum to the Manchester Core Strategy 2024 and the Places for Everyone Joint Development Plan Document adopted in March 2024, along with those Unitary Development Plan policies that remain extant. The Addendum to the Manchester Core Strategy 2024 confirms that Places for Everyone partially replaces certain Core Strategy policies. Of those engaged by this application only Policy SP1 is affected, and only in respect of its last but one bullet, which is replaced by Places for Everyone Policy JP-S1. The remainder of SP1 continues to apply and Policies DM1, EN1 and EN14 are unaffected.

Core Strategy

5.3 Policy SP1 (Spatial Principles) sets out core development principles applying to all development in the City. Development should make a positive contribution to neighbourhoods of choice, which includes creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents and considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. SP1 also requires development to have regard to the character, issues and strategy for the relevant regeneration area as described in the Strategic Regeneration Frameworks.

5.4 Policy DM1 (Development Management) and Policy EN1 (Design Principles and Strategic Character Areas) are also engaged, on residential amenity and on design and character respectively.

5.5 Policy EN14 (Flood Risk) is satisfied, the site being in Flood Zone 1. Policy EN3 (Heritage) is not engaged. Policies EC10 and H7 are the Wythenshawe sub area policies shown on the Proposals Map, but both are strategic allocations, EC10 for employment land and H7 for housing delivery across Wythenshawe. Neither bears on a householder extension.

Places for Everyone

5.6 Every policy in Places for Everyone is a strategic policy and the Plan states that it does not cover everything a district local plan would. Its policies address the scale and distribution of growth, allocations, Green Belt, carbon, transport and infrastructure. None sets development management criteria for extensions to an existing dwelling. Policy JP-S1 (Sustainable Development) and Policy JP-P1 (Sustainable Places) are the general policies capable of applying and the proposal is consistent with both. Policy JP-S4 (Flood Risk and the Water Environment) is satisfied, the site being in Flood Zone 1. The site is not within any Places for Everyone allocation and no change to the Green Belt boundary affects it.

Supplementary guidance

5.7 The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, adopted April 2007, is a material consideration. Paragraph 1.4 confirms that its advice applies to all development proposals including extensions.

5.8 Paragraph 2.46 requires housing to be designed to be accessible and adaptable to the changing physical needs of people as they age, internally and in the design of external areas. Paragraph 2.50 states that development should not exclude older people, disabled people or those without a car. Paragraph 9.4 identifies designing for longevity, so that people can stay in their homes for longer as they become older or if they become disabled, as a way of improving housing quality and the health of occupants.

5.9 Chapter 3 of the Guide sets out the Council's approach to accessibility and directs users to Design for Access 2, the Council's manual of inclusive design standards, prepared with Manchester Disabled Peoples' Access Group and taking the Lifetime Homes standard as its starting point. Paragraphs 6.3 and 6.8 deal with parking for disabled people. Paragraph 10.9 addresses private amenity space.

5.10 Part Two of the Guide describes area character. It identifies Wythenshawe as Manchester's Garden City, with housing set in a mature landscape structure and states that the Council's vision is to encourage growth and change while maintaining the distinctive garden identity of the area. It asks that building lines and boundary treatments be maintained and that the rhythm of the street scene is not lost to development crowding onto street frontages. Part Two does not carry Supplementary Planning Document status but is a material consideration.

5.11 The Guide contains no numeric standards for householder extensions. There is no adopted rear projection depth limit, side gap standard or codified daylight angle in Manchester. Amenity is therefore assessed as a matter of planning judgement under DM1 and SP1.

National policy

5.12 The National Planning Policy Framework of December 2024 is a material consideration, in particular Section 12 on achieving well designed places.

6. Planning assessment

Principle

6.1 The proposal extends an existing house in an established residential area. Development of this kind is acceptable in principle, subject to design, amenity, parking and access.

Design and character

6.2 The extension is single storey throughout and reads as clearly subordinate to the two storey house. The pitched roof of the dwelling, its eaves line and its front elevation are unchanged. Nothing is added above ground floor level.

6.3 The side extension is set back about 4.4 m behind the front wall of the house. The front building line and the rhythm of the street scene are therefore preserved. Seen from Inglesham Close the extension sits behind the principal frontage and is read against it rather than in front of it.

6.4 The loss of part of the open side gap needs care. In a garden suburb layout the space between dwellings contributes to the sense of openness the Guide seeks to maintain. At 2.95 m and single storey, the extension sits well below the eaves of the house and does not read as closing the gap at the side of the plot. A gap of 2.40 m is kept between the extension and the side boundary, so the flank is not built out to the site edge. Because the extension is set back from the frontage, the gap remains legible from the street.

6.5 The rear extension replaces a conservatory that already occupies most of the width behind the house. The change in the rear building line is 1.63 m. Visually, brickwork matching the house takes the place of a lightweight glazed structure, which sits more comfortably against the dwelling.

6.6 Therefore, the proposal accords with Policies SP1 and EN1 and with the design guidance in the Guide to Development in Manchester.

Residential amenity

6.7 There is no change at first floor level. No new window is proposed above ground floor and no existing upper window is altered or enlarged. The proposal therefore causes no increase in overlooking or loss of privacy to any neighbouring property.

6.8 At ground floor the new openings are a window to the front elevation serving the bedroom, which faces the street, a small window in the flank, and doors and windows in the rear elevation. Rear glazing already exists at this position in the form of the conservatory. Ground floor windows of this kind, at or close to ground level and screened by boundary treatment, do not give rise to material overlooking.

6.9 The principal amenity consideration is the relationship between the side extension and the boundary alongside it. The extension presents a wall 2.95 m high and about 8.50 m long. A gap of 2.40 m is kept between the flank of the extension and the boundary, so the wall is not built out to the site edge. At single storey height and at that separation the extension presents no material enclosure and casts only a short shadow.

6.10 At the rear the extension projects 1.63 m further than the structure it replaces. A change of that order does not materially alter the outlook, light or sense of enclosure experienced from any neighbouring window or garden.

6.11 The proposal retains substantial private amenity space, with a garden depth of between 10.54 m and 11.97 m behind the new rear wall. The requirement in paragraph 10.9 of the Guide that residents enjoy useable private amenity space is comfortably met and the garden continues to serve as outdoor space for the household.

Accessibility and the needs of the occupant

6.12 The purpose of the scheme is to allow a disabled member of the household to live on one level. At present all bedrooms and bathrooms are at first floor and are reached only by the staircase. The proposal places a bedroom, a bathroom and a dressing room at ground floor, connected internally to the kitchen and living accommodation.

6.13 That purpose carries weight in the decision. Policy SP1 requires development to consider the needs of all members of the community regardless of disability. Paragraph 9.4 of the Guide identifies designing for longevity, so that people can remain in their homes as they become older or if they become disabled, as a way of improving housing quality. Paragraph 2.46 requires housing to be adaptable to changing physical needs. The scheme applies those provisions to an existing dwelling, for an identified occupant with an identified need.

Highways and parking

6.15 The proposal does not alter the vehicular access from Inglesham Close and the parking bay is retained. Its width is reduced to 2.40 m.

6.16 On parking numbers, the ground floor bedroom is intended for an existing member of the household who currently sleeps at first floor. The size of the household is unchanged and no additional parking demand arises from the works. No change in vehicle movements is expected as a result of the proposal.

Heritage, trees, ecology and flood risk

6.18 The site carries no heritage designation, so no Heritage Statement is required. There are no protected trees on or adjacent to the site and none are proposed for removal. The works are minor in ecological terms and the application is exempt from biodiversity net gain. The site is in Flood Zone 1.

Use and ancillary status

6.19 The new accommodation is ancillary to the single dwelling and is connected internally to it. No separate entrance, no separate kitchen and no independent services are proposed. The property remains a single family dwelling in Use Class C3 and no new residential unit is created.

7. Planning balance and conclusion

7.1 Read as a whole, the proposal accords with the development plan. The site is unconstrained. The extension is single storey, subordinate, set back from the front building line and finished to match the house. It leaves the roof, the first floor and the principal elevation untouched. The rear element projects only 1.63 m beyond what already stands and a garden of more than 10 m in depth is retained.

7.2 The purpose of the scheme weighs in its favour. It allows a disabled member of the household to live on one level in their own home.

7.3 Policy SP1 requires the Council to consider the needs of all members of the community regardless of disability. The Guide to Development in Manchester supports designing for longevity so that people can stay in their homes.

7.4 The proposal complies with Policies SP1, DM1, EN1 and EN14 of the Manchester Core Strategy, with Policies JP-S1 and JP-P1 of Places for Everyone and with the Guide to Development in Manchester, and is consistent with the National Planning Policy Framework. Planning permission is respectfully requested.