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Planning Statement

506 Parrs Wood Road,

Manchester

Architects Registration Board

RIBA

Prepared - 27.08.26

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1 - Introduction

This statement is submitted in support of a householder planning application for the proposed:

Alterations to the existing side extension and rear extension to enhance the living accommodation and kitchen, improving the functionality and usability of the dwelling.

This document evaluates the scheme in the context of relevant planning policies from Manchester Council, as well as national planning objectives, and demonstrates the development's compliance with these policies.

2 - Site Context

Parrs Wood Road is a residential street situated within the Didsbury East Ward of Manchester. The property is surrounded by similar built family properties, other dwellings in the area consist of semi-detached houses of a similar brick design and age. There are multiple houses within the area that benefit from a similar natured extension proposed by the applicant.

3 - Proposed Development

The application proposes alterations to the existing side extension and the construction of a high-quality single-storey rear extension, providing improved open-plan living accommodation, an enlarged kitchen and dining area, a new WC, and a dedicated utility room.

The proposed design has been carefully considered to enhance the functionality of the existing dwelling while respecting its character and relationship with the surrounding context. Key design features include:

- A pitched roof form incorporating rooflights to maximise natural daylight and improve the quality of the internal spaces.
- The use of materials that complement the existing property, including matching brickwork and roof tiles to ensure a cohesive appearance.
- Bi-fold doors to the rear elevation, providing a strong connection between the internal living spaces and the rear garden, enhancing natural light, ventilation, and usability.

4 - Planning Policy Context

The proposed development has been assessed against relevant national and local planning policies, including the following:

National Planning Policy Framework (NPPF) (2024)

The proposal has been considered against the objectives of the National Planning Policy Framework, particularly:

Chapter 8 – Promoting Healthy and Safe Communities
The proposal supports the creation of high-quality residential environments by improving the functionality, accessibility, and quality of existing living accommodation.
Chapter 12 – Achieving Well-Designed and Beautiful Places
The design has been carefully considered to ensure that the proposed extensions respond positively to the existing dwelling, respect the character of the surrounding area, and achieve a high standard of design.

Manchester Unitary Development Plan (UDP)

The Manchester UDP has been largely superseded by the adopted Core Strategy; however, certain policies remain relevant where they have not been replaced by more recent planning guidance.

Policy DC1 – Residential Extensions
The proposal has been designed to ensure that the scale, form, and appearance of the extensions are appropriate to the existing dwelling and surrounding context, while avoiding unacceptable impacts on neighbouring properties.
Manchester Core Strategy Development Plan Document (2012–2027)

The Manchester Core Strategy was adopted by Manchester City Council on 11 July 2012 and provides the strategic framework against which planning applications are assessed.

The relevant policies include:

Policy DM1 – Development Management
The proposal has been considered against the requirements for high-quality development, including design, amenity, and environmental considerations.
Policy SP1 – Spatial Principles
The development supports the efficient use of existing residential land by improving and adapting the current dwelling.
Policy EN19 – Waste and Policy EN14- Flood Risk
The proposal retains appropriate waste storage arrangements, with the existing purpose built waste storage area maintained as part of the overall site arrangement.

5 - Planning Assessment

The proposal has been sensitively designed in response to its context. Key benefits and compliance points include:

- The rear extension is modest in height and scale, ensuring it remains subordinate to the host dwelling.
- The use of matching brickwork and roof tiles ensures visual continuity.
- The extension does not infringe daylight or privacy of neighbouring homes.
- The development enhances the internal layout, offering more usable family space with no impact on street scene or neighbour amenity.

6 - Access and Waste

The existing property benefits from a custom-built waste storage enclosure located at the front of the house. The proposed alterations have been sensitively designed to respond to the existing site context. The extensions and alterations dont change the current waste situation and we propose to keep it as the existing.

7- Parking

The proposal is not considered to impact the current parking arrangements. The house as s proposal has been sensitively designed in response to its context on existing site plan and proposed site plan.

8 - Conclusion

This application represents a modest and well-considered rear extension that improves the family living accommodation of 506 parrs wood road. It is in accordance with:

- National Planning Policy Framework (2024)
- Unitary Developement Plan (UDP)
- The Manchester Core Strategy

The proposal achieves a high standard of design, is visually appropriate, and does not result in any harm to the character of the area or amenity of adjoining occupiers.

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