Design & Access Statement

Homeowner Planning Application

Demolition of existing porch and front balcony.
Construction of new larger front porch, and extended bedroom at first floor level,
with new gabled roof, and associated works:

25 St Werburgh's Road, Chorlton M21 0TL

Design and Access Statement

August 2026



Photo taken 2026

Prepared by:

Susan McBain

1.0 Introduction

1.1 This is a supporting planning statement for the demolition of the existing porch and front balcony. Followed by the construction of new larger front porch, and extended bedroom at first floor level, a new gabled roof, and associated works associated internal and external works at 25 St Werburgh's Road, Chorlton M21 0TL.

1.2 The application is made on behalf of Ms K Broady, homeowner and applicant, and seeks Homeowners Planning Approval for the changes outlined above.

1.3 This report is to be read in conjunction with the submitted drawings.

2.0 Background and History

2.1 The property that is the subject of this application under the current ownership for approximately 5 years.

2.2 The property is an early 20th century detached dwelling located on a long road of semi-detached and detached properties in Chorlton.

3.0 Previous Applications

3.1 There has been one previous planning application submitted for the dwelling since it was constructed, available online.

3.2 132434/FH/2021 Erection of a single storey rear extension following demolition of existing conservatory and rear extensions, together with two storey front extension to form additional living accommodation and installation of rear raised patio.

3.3 This application has been concerned a rear extension as well as a front extension. The rear extension and associated works were completed in 2023. However, at the time, it was decided not to proceed with the front extension.

3.4 Subsequently the design for the front extension has been reviewed and amended to suit the client's new requirements and to aid buildability.

3.5 Initial consultation was sought from Janet Lawless who was the planning officer for the original planning application. Following a review of the design, she confirmed that a new application would be required to cover the changes.

4.0 Need for development

4.1 The porch and associated balcony above are nearing the end of their serviceable life, and would require maintenance to ensure ongoing watertightness. Therefore, as in the previous application the decision has been taken to replace the porch with a new larger porch which will form the new main entrance into the building, and remove the balcony above and extend the small first floor bedroom.

5.0 Proposal

5.1 The proposal relates to the following works: -

5.1.1 The removal of the existing front porch extension, the balcony above and the front wall of the first floor bedroom.

5.1.2 Construction of a new front porch, with a slightly larger footprint, and extending the front bedroom over this. There will be a new gabled roof over the first floor bedroom.

5.1.3 The design has been revised to allow for the new gable roof to be set at a lower level to the existing adjacent gable, and the front wall has moved forward. This allows for a better sized front porch to be created

(the original internal timbe screen and door with stained glass is to be retained) as well as considering the buildability of the new roof and the detailing of the connections back to the existing building.

5.1.4 The design has also been amended to make it more sympathetic to the original 1930's design of the dwelling, and reduce the amount of glazing in the porch from previously proposed.

6.0 Design and Access Statement

6.1 Design Principles and Concepts – The brief was to complete the works proposed in the previously approved planning application, and construct a new front porch and first floor extension over.

6.2 Location – The dwelling is located within a wider development of 1930's houses in Chorlton. There are good road links to the surrounding areas, and further afield to Liverpool, Chester and Manchester.

6.3 Scale – The scale of the replacement roof has been determined by the size of the existing dwelling. The rear extension follows the standard guidelines for a 3m extension to the rear of the property, and there is no further extension to the front of the property. Three rooflights are proposed to this roof to bring more natural light into the dwelling. The overall scale is of a domestic, as befitting of the property. Bi-fold doors complete the external design and will provide access to the garden.

6.4 Appearance – To ensure continuity, the same pitch is proposed for the new gable as has been used on the existing gable. It is proposed to use tiles to complement the existing roof tiles.

6.5 Appearance – The extension will be constructed in a complementary brick to the existing property, although the existing brickwork has been painted terracotta red.

6.6 Access – There will be no change to the access and parking arrangements for the property.

6.7 Access – The current downstairs wc will be retained.

6.8 Sustainability – The development represents sustainable design through developing an existing dwelling. There is no requirement for new services to be brought to the site. The new elements of the extension will be to current building regulations in terms of thermal performance. These will significantly outperform the existing porch, and existing flat roof, as well as the existing windows on the front bedroom.

7.0 Conclusion

7.1 The proposals set out above will enable the property to be modernised and developed so that it can be continued to be enjoyed as a much-loved family home.

7.2 We believe that the development represents sustainable development, without impacting on the aesthetic and characterisation of the street scene. It follows the Council's Local Plan and SPD guidance and therefore should be granted planning permission.

Prepared by



Susan McBain MA (Hons) MArch RIBA
Director + Architect