DESIGN & ACCESSSTATEMENT

Proposed Double Storey Side and Rear Extension with Internal Alterations

17 Broadmeadow Avenue

Whalley Range, Manchester, M16 8GS

Prepared on behalf of:	Mr & Mrs Deebaj Muneer (owners of 17 Broadmeadow Avenue)
Prepared by:	Muneeb Lokasher, ML Design & Build, Bartle House, Oxford Court, Manchester, United Kingdom, M2 3WQ
Architectural drawings:	ML Design & Build, Job Ref. 1159
Date:	20th September 2026
Application reference:	*To be confirmed once this application has been validated by Manchester City Council*

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a double storey side and rear extension, with internal alterations, at 17 Broadmeadow Avenue, Whalley Range, Manchester, M16 8GS ("the site").

The site has a lengthy and specific planning history: three previous applications for extensions at this address were refused by Manchester City Council between 2017 and 2018, and a subsequent appeal against the third refusal was dismissed by the Planning Inspectorate in December 2018. The property has since changed ownership, and this application is submitted by the current owners, Mr & Mrs Deebaj Muneer, who wish to bring forward a revised scheme that has been specifically designed to overcome the reasons for refusal and the findings of the Planning Inspector.

Rather than treat that history as background, this statement uses it as the framework for the document: Section 3 sets out each previous decision and its reasons, Section 4 summarises the Inspector's detailed findings on appeal, and Section 6 works through those objections point by point, explaining how this scheme, prepared by ML Design, has been designed to address each one. Sections 7 to 11 then cover the remaining matters expected in a Design and Access Statement: access, amount, layout, scale, appearance and landscaping.

2. The Site and Surrounding Context

No. 17 is a modern, detached two storey dwelling occupying a corner plot at the junction of Broadmeadow Avenue and Montcliffe Crescent, within the Whalley Range area of Manchester. The existing dwelling has a small single storey front porch extension and an existing single storey element to the side. The side and rear gardens are enclosed by a close boarded fence, with the side boundary running close to and along the footway of Montcliffe Crescent.

The surrounding area is residential in character, comprising a mix of detached and semi-detached bungalows and two storey dwellings, several of which have themselves been extended over time. Properties are closely but irregularly spaced, and boundary treatments vary between walls, fences, hedging and, in places, no boundary treatment at all. Notwithstanding a degree of repetition in property styles and construction materials, the appeal Inspector who visited the site in December 2018 specifically found that the area "nevertheless has a mixed character and appearance," and that trees and tree lines feature prominently both within and around the area. This description, being the most recent independent assessment of the site's context, is adopted as the baseline for this statement.

The property was previously owned by Mr Shahid Hussain, under whom the three refused applications described below were submitted. The site has since been purchased by the current applicants, Mr & Mrs Deebaj Muneer, who bring a fresh scheme and, as set out in Section 7, a specific household need that was not a feature of the earlier applications.

3. Relevant Planning History

The table below summarises the three previous householder applications refused at this address, together with the subsequent appeal.

Reference	Date	Proposal	Decision	Key reason(s)
115033/FH/2017	Refused 25 Apr 2017	Single storey front and rear extension; two storey side extension.	Refused	Overbearing, prominent 2-storey side extension close to back of footpath; forward of the Montcliffe Crescent building line, harmful to street scene and character.
118322/FH/2017	Refused 22 Jan 2018	Single storey front extension; part single/part two storey rear extension; single storey and first floor side extension; re-roofing of existing side extension.	Refused	Same two reasons as above: overbearing siting/footprint of two storey side element; incongruous, forward of established building line.
119988/FH/2018	Refused 25 Jul 2018	Single storey front, side and rear extension (side element reduced to single storey following the two previous refusals).	Refused	Even at single storey, the side extension's position close to back of footpath was found visually intrusive, projecting forward of the building line and affecting views into/out of Montcliffe Crescent.
APP/B4215/D/18/3211075 (Appeal against 119988/FH/2018)	Dismissed 19 Dec 2018	Appeal against refusal of the single storey front, side and rear extension.	Dismissed	Inspector found harm to character and appearance of the area — see detailed summary in Section 4.

A consistent theme runs through all three refusals and the appeal decision: the objection has never been to the principle of extending No. 17, nor primarily to the rear or front elements of any scheme, but specifically to the siting, scale and roof form of extensions to the side of the property, where the plot's exposed corner position and the proximity of the side boundary to Montcliffe Crescent make this elevation particularly sensitive.

4. Summary of the Appeal Inspector's Findings (Dec 2018)

Because the December 2018 appeal decision is the most detailed and most recent independent assessment of the site, its reasoning has been used as the primary reference point in designing the current scheme. The Inspector (Sarah Manchester BSc(Hons) MSc PhD MIEnvSc) dismissed the appeal on a single main issue, the effect of the proposed extension on the character and appearance of the area for the following specific reasons:

- The appeal scheme enveloped the whole of the front, side and rear elevations at a height just below the existing first floor windows, extending nearly to the boundary with Montcliffe Crescent, such that the side elevation and eaves would be seen above and very close to the fence and footway.
- The extension would be “very large” with a “sizeable and conspicuous expanse of sloping roof,” and, owing to the exposed corner location, would be particularly prominent in the street scene.
- The grouping of similar properties opposite No. 17 and at the end of Montcliffe Crescent gives that part of the street scene a consistency and uniformity; the proposed extension would have appeared incongruous against this pattern and noticeably forward of the established building lines.
- The proximity of the extension to the boundary fence and footway would create a sense of enclosure to the street and would obstruct views into Montcliffe Crescent and would partially obscure views of more distant tree canopies.
- Several conifers had been removed from the front garden, and the size of the extension, its proximity to the side boundary and the driveway to the front of the property were all found to prohibit any meaningful screen planting — limiting the opportunity for the development to assimilate into its surroundings.
- The Inspector considered the extended dwelling at No. 30 Montcliffe Crescent (allowed on appeal) and found key differences in spacing, orientation and relationship with neighbouring dwellings, concluding that it did not set a precedent for the appeal scheme.

The Inspector concluded that the proposal conflicted with saved Policy DC1 of the Unitary Development Plan and Policy DM1 of the Core Strategy, which require development to have regard, and be appropriate, to the street scene and character of the area in terms of design, scale and appearance.

5. Description of the Proposed Development

The current application proposes a double storey side and rear extension with internal alterations, prepared by ML Design (Job Ref. 1159). The existing dwelling and this proposal are illustrated below.

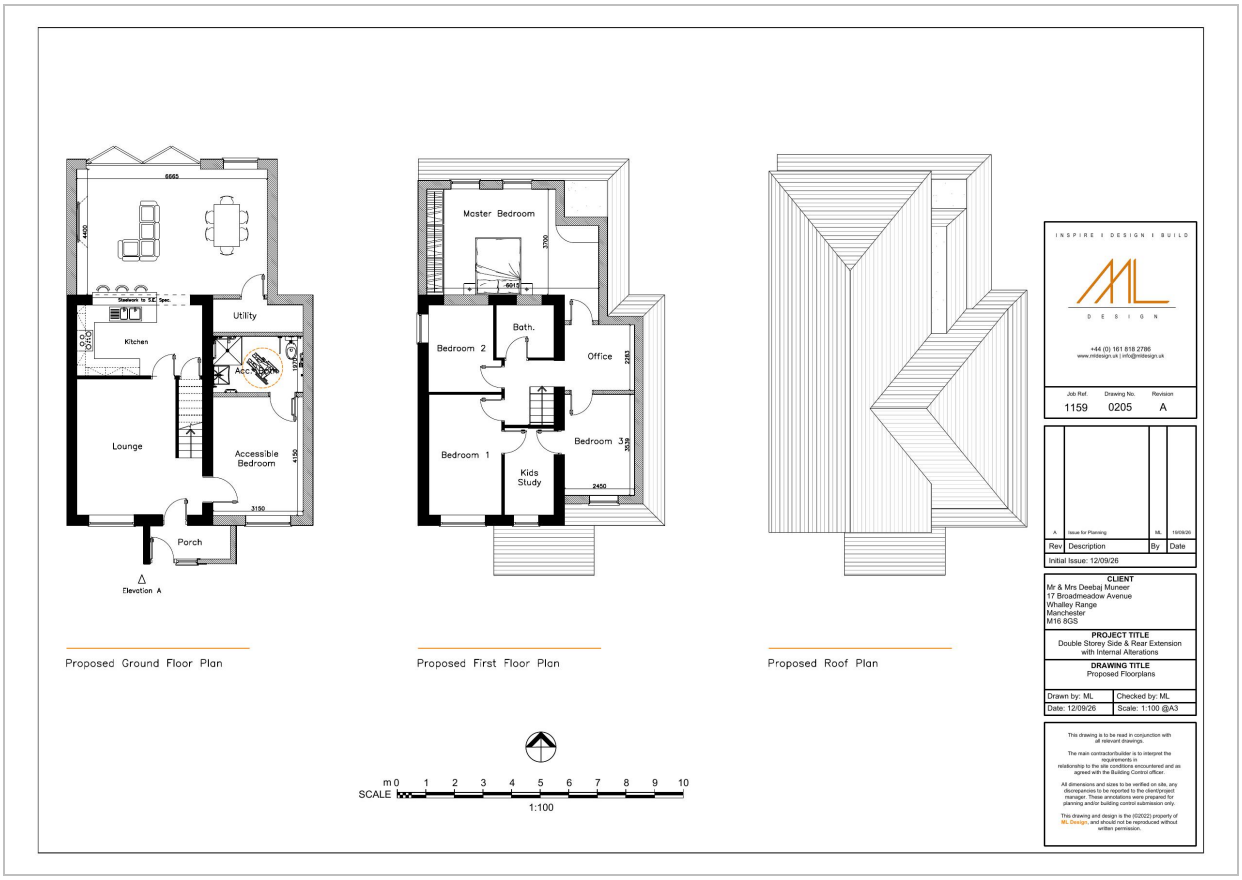


Existing elevations (ML Design, Dwg 1159-0100 Rev A)



Proposed elevations (ML Design, Dwg 1159-0300B Rev A)

The proposed roof form has been fundamentally reconsidered from the schemes refused in 2017–2018. Rather than the tall side gable / flank wall previously proposed, the new scheme uses a hipped roof that steps down in height towards the Montcliffe Crescent boundary, breaking the roof into smaller, more traditional planes rather than the single large expanse of sloping roof criticised on appeal. At ground floor, the layout has been reconfigured to provide an open-plan kitchen, dining and utility area, together with an accessible bedroom (see Section 7). At first floor, the scheme provides a master bedroom, three further bedrooms, a family bathroom and a home office/study.



Proposed floor plans and roof plans, issued for planning (ML Design, Dwg 1159-0205 Rev A)

Proposed external materials, as shown in the architect's visuals, are brick and roof tiles that match or closely complement the existing dwelling and the wider street scene, with window and door proportions and detailing designed to be read as part of a coherent, traditionally-proportioned dwelling rather than as a large modern addition.



INSPIRE I DESIGN I BUILD

ML DESIGN

+44 (0) 161 818 2786
www.mldesign.uk | info@mldesign.uk

Job Ref.	Drawing No.	Revision
1159	0505B	A

Rev	Description	By	Date
	Initial Issue: 12/09/26		

CLIENT
Mr & Mrs Deebaj Muneer
17 Broadmeadow Avenue
Whalley Range
Manchester
M16 8GS

PROJECT TITLE
Double Storey Side & Rear Extension with Internal Alterations

DRAWING TITLE
Proposed Front Visual
OPTION 2

Drawn by: ML	Checked by: ML
Date: 12/09/26	Scale: 1:100 @A3

This drawing is to be read in conjunction with all relevant drawings.

The main contractor/builder is to interpret the requirements in relationship to the site conditions encountered and as agreed with the Building Control officer.

All dimensions and sizes to be verified on site, any discrepancies to be reported to the client/project manager. These annotations were prepared for planning and/or building control submission only.

This drawing and design is the (©2022) property of ML Design, and should not be reproduced without written permission.

Proposed front visual (ML Design, Dwg 1159-0505B)



INSPIRE I DESIGN I BUILD

ML DESIGN

+44 (0) 161 818 2786
www.mldesign.uk | info@mldesign.uk

Job Ref.	Drawing No.	Revision
1159	0506B	A

Rev	Description	By	Date
	Initial Issue: 12/09/26		

CLIENT
Mr & Mrs Deebaj Muneer
17 Broadmeadow Avenue
Whalley Range
Manchester
M16 8GS

PROJECT TITLE
Double Storey Side & Rear Extension with Internal Alterations

DRAWING TITLE
Proposed Rear Visual
OPTION 2

Drawn by: ML	Checked by: ML
Date: 12/09/26	Scale: 1:100 @A3

This drawing is to be read in conjunction with all relevant drawings.

The main contractor/builder is to interpret the requirements in relationship to the site conditions encountered and as agreed with the Building Control officer.

All dimensions and sizes to be verified on site, any discrepancies to be reported to the client/project manager. These annotations were prepared for planning and/or building control submission only.

This drawing and design is the (©2022) property of ML Design, and should not be reproduced without written permission.

Proposed rear visual (ML Design, Dwg 1159-0506B)

6. Design Response to Reasons for Refusal & Inspector's Findings

This section addresses, in turn, each of the specific concerns raised across the three refusals and the appeal decision and explains how the current scheme has been designed to resolve it.

(a) Overbearing siting & footprint of side extension, close to the back of footpath

All three refusals, and the appeal decision, objected to the previous side extensions being positioned hard against the Montcliffe Crescent boundary, such that the side elevation and eaves would be "seen above and very close to the fence and footway." This scheme increases the setback of the side extension to approximately 1 metre from the boundary/back of footpath, in place of the previous schemes, which were sited hard against the boundary itself.

This additional separation is the single most direct response to the reason for refusal repeated across all three decisions and is reinforced by the reduced height of the roof at this elevation (see (e) below).

(b) Development projecting forward of the established building line of Montcliffe Crescent

Each decision found that the previous side extensions projected forward of the building line established by neighbouring properties on Montcliffe Crescent, disrupting the "consistency and uniformity" that the Inspector identified as characterising that part of the street scene. By pulling the side extension back from the boundary and reducing its forward projection relative to the front building line of No. 17 itself, this scheme is designed to sit within, rather than forward of, the pattern established by the surrounding dwellings, in direct response to this recurring objection.

(c) Restriction of views along the street scene, sense of enclosure, and obstruction of views into Montcliffe Crescent

The appeal Inspector found that the proximity of the previous scheme to the boundary fence and footway created a sense of enclosure to the street and obstructed views into Montcliffe Crescent, and that the side extension would partially obscure views of more distant tree canopies. The combination of the increased boundary setback and the lower, hipped roof form at the side elevation in this scheme is intended to reopen these sightlines along Montcliffe Crescent and reduce the sense of enclosure identified by the Inspector, while retaining a clear view corridor toward the trees beyond the site that the Inspector considered part of the area's character.

(d) Loss of screening and limited opportunity for landscaping

The Inspector specifically noted that several conifers had been removed from the front garden of No. 17, and that the size of the previous extension, its proximity to the boundary and the driveway to the front of the property all prohibited any meaningful screen planting, limiting the opportunity for the development to assimilate into its surroundings. The current scheme, by reducing the footprint and increasing the boundary setback, reintroduces the space needed for meaningful

boundary planting along the Montcliffe Crescent frontage. Further detail on the proposed approach is set out in Section 9.

(e) Scale, bulk and roof form ("a sizeable and conspicuous expanse of sloping roof")

The appeal scheme was found to be "very large," with a single, conspicuous expanse of sloping roof that was particularly prominent given the site's exposed corner location. This scheme addresses this directly through its hipped roof design, which breaks the roof massing into smaller, hipped planes that step down in height towards the side boundary, rather than presenting one continuous flank roof or gable at full height. This is intended to reduce both the actual and the perceived bulk of the extension when viewed from Montcliffe Crescent and from the wider street scene, and to reflect the more traditional, broken roof forms found on the pitched-roof dwellings elsewhere in the area, rather than repeating the large, plain roof plane that the Inspector found harmful.

Taken together, these changes represent a materially different approach to the side and corner treatment of the dwelling from any of the three previous schemes, each of which was found unacceptable specifically because of the siting, scale and roof form of the side element. The current scheme has been shaped around resolving precisely those points, rather than being a further iteration of the same design approach.

7. Access

Vehicular and pedestrian access

The application does not propose any change to the existing points of vehicular or pedestrian access to the site from Broadmeadow Avenue. The existing driveway and parking arrangement are retained, and visibility at the Broadmeadow Avenue / Montcliffe Crescent junction is unaffected by the proposals, which in any event now sit further from the Montcliffe Crescent boundary than the schemes previously considered (see Section 6(a)).

Inclusive access and household need

The proposed ground floor layout includes an accessible bedroom and bathroom, positioned to meet a specific mobility/accessibility need of a member of the applicants' household. Supporting evidence of this need, such as an occupational therapist's report or medical evidence, can be provided as and when required by the case officer during the determination of this application.

The provision of accessible, ground floor living accommodation is a genuine and material planning consideration, consistent with the National Planning Policy Framework's objective of ensuring the design of new development creates places that are safe, inclusive and accessible for all users, and reflects the government's commitment to the delivery of accessible and adaptable housing. This need did not arise under the previous ownership and is a material change in circumstances specific to the current application.

8. Amount, Layout and Scale

The proposed extension provides additional living accommodation at both ground and first floor as described in Section 5. The gross internal floor area (GIA) of the dwelling, existing and as proposed, is set out below.

	GIA (sq.m)	
Existing dwelling (both floors)	68 sq.m	
Proposed dwelling (both floors)	166 sq.m	
Net increase	**98 sq.m**	**(+144%)**

The additional floor area is delivered through a combination of the rear extension, the side extension and internal reconfiguration across both floors, rather than through the side element alone. While the net increase over the existing dwelling is significant in percentage terms, none of the three previous refusals, nor the appeal decision, objected to the overall quantum of floor space proposed; in each case the reason for refusal was the siting, scale and roof form of the side extension specifically, in its relationship to the Montcliffe Crescent boundary and street scene. The design changes described in Section 6 have accordingly focused on that specific relationship: setback, roof form and massing at the boundary, rather than on reducing the overall amount of accommodation, which reflects the applicants' genuine household need, including the accessible bedroom described in Section 7.

The layout has been designed so that the side element, the specific source of harm identified in every previous decision, is kept as modest in scale and as set back from the Montcliffe Crescent boundary as the household's needs and the site allow, notwithstanding the overall increase in accommodation.

9. Landscaping

As set out in Section 6(d), the reduced footprint and increased boundary setback of this scheme reintroduce space for meaningful boundary planting along the Montcliffe Crescent frontage, responding directly to the appeal Inspector's finding that the previous scheme left no room for screening.

The applicants are happy to work with the Council to agree the most appropriate form of boundary treatment for this location. As a starting point, a combination of timber screen fencing and soft screen planting is proposed along the Montcliffe Crescent frontage, reinstating meaningful screening in place of the conifers previously removed from the front garden. Full species, planting size and long-term maintenance details can be agreed with the case officer, or secured by planning condition, at the appropriate stage.

10. Sustainability

The proposed extension will be constructed to current Building Regulations standards, providing an opportunity to improve the thermal performance of the extended fabric beyond that of the existing dwelling through improved insulation, glazing specification and airtightness, consistent with the National Planning Policy Framework's objective of supporting the transition to a low carbon future.

11. Planning Policy Compliance

This application falls to be determined against the development plan for Manchester, comprising extant saved policies of the Unitary Development Plan (including Policy DC1), the Core Strategy for Manchester 2012–2027 (including Policy DM1, updated in March 2024 to reflect the adoption of the Places for Everyone Joint Development Plan), and the Places for Everyone Joint Development Plan 2022–2039 (adopted 2024), together with the National Planning Policy Framework as a material consideration. This reflects Manchester City Council's published development plan as checked in September 2026; as the Council's Local Plan Review was at consultation stage at that date and has not superseded these policies, they remain the correct references, though it remains good practice to reconfirm this immediately before submission.

Policy DM1 and Policy DC1 require development to have regard, and be appropriate, to the street scene and character of the area in terms of design, scale and appearance, the precise test applied in refusing each of the three previous applications and in dismissing the subsequent appeal. For the reasons set out in Section 6, it is submitted that this scheme, through its increased boundary setback, reduced and broken roof form, and reinstated landscaping, resolves the specific and consistent concerns raised under this policy, and that the proposal accords with the development plan when read as a whole, and with the design and inclusive access objectives of the National Planning Policy Framework.

12. Conclusion

17 Broadmeadow Avenue has a detailed and specific planning history, in which three successive applications and an appeal all identified the same fundamental concern: the siting, scale and roof form of extensions to the side of the property, on a corner plot close to the Montcliffe Crescent footpath. Rather than resubmitting a scheme of a similar character, the current owners have brought forward a materially different design, prepared by ML Design, that has been shaped specifically around the reasoning in the 2017, 2018 and appeal decisions: pulling the side extension back from the boundary, reducing and breaking up the roof form, and reinstating the space needed for boundary landscaping.

The application also reflects a genuine change in circumstances following the change of ownership, with the ground floor layout responding to a specific accessibility need within the applicants' household. For the reasons set out in this statement, it is respectfully submitted that the proposed development overcomes the concerns previously identified at this site and represents a well-designed, appropriate addition to the dwelling that has full regard to the character and appearance of the surrounding area.

Appendix A: Schedule of Drawings

This statement should be read alongside the following drawings prepared by ML Design:

Drawing No.	Title	Revision	Prepared by
1159-0100	Existing Elevations	A	ML Design
1159-0005	Existing Floor Plans and Roof Plan	A	ML Design
1159-0300B	Proposed Elevations	A	ML Design
1159-0205	Proposed Floor Plans and Roof Plan (Issue for Planning)	A	ML Design
1159-0505B	Proposed Front Visual	A	ML Design
1159-0506B	Proposed Rear Visual	A	ML Design
1159-0507B	Proposed Aerial Visual	A	ML Design