79 Fog Lane
Didsbury

Extension and Re-Model of the existing home at
79 Fog Lane, Didsbury, Manchester M20 6SL

Unit 17 Guest House Farm
Runshaw Lane, Euxton, PR7 6HD

Planning - September 2026

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Introduction

01

Introduction - Project Information

Site Location:
79 Fog Lane,
Manchester,
M20 6SL

Date Prepared:
September 2026

Prepared For:
Planning

Applicant:
Joshua Foxford-Perry
Natasha Foxford-Perry

Agent:
BCAE Architects Ltd.
Unit 17 Guest House Farm
Runshaw Lane
Euxton
PR7 6HD

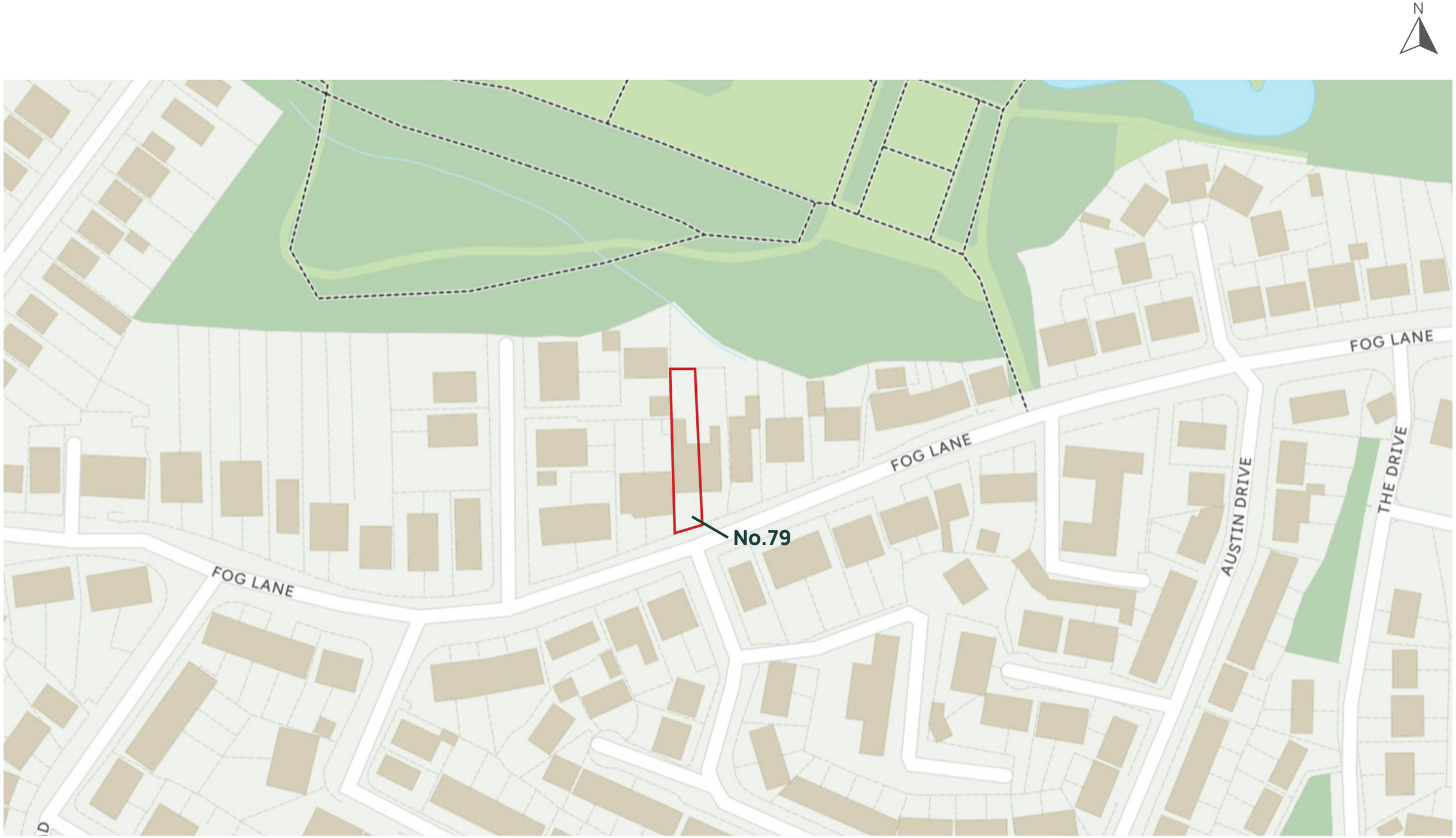
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Local Authority:
Manchester City Council

Development:
Rear Single Storey Extension



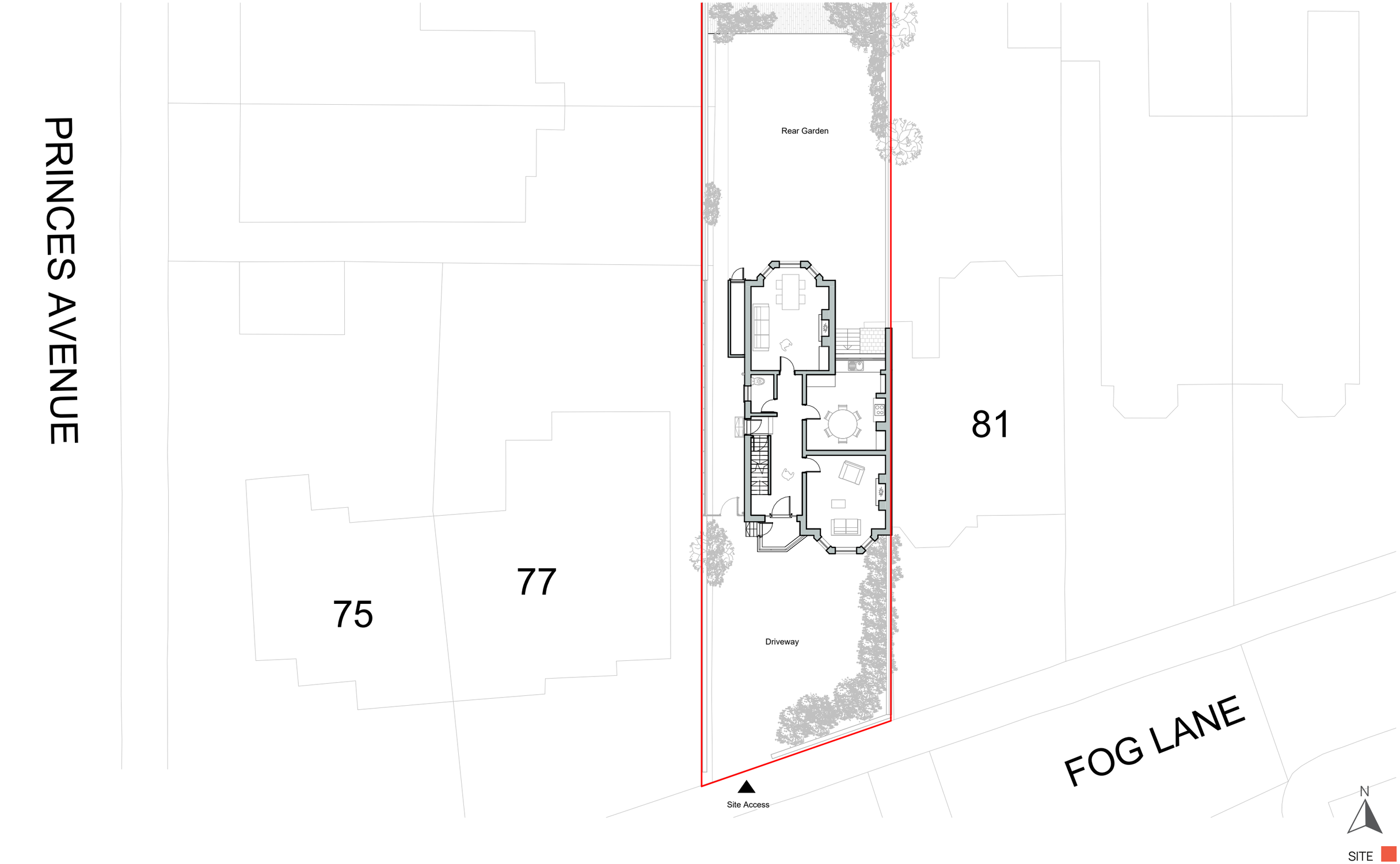
Introduction - Site Location



Public Footpaths

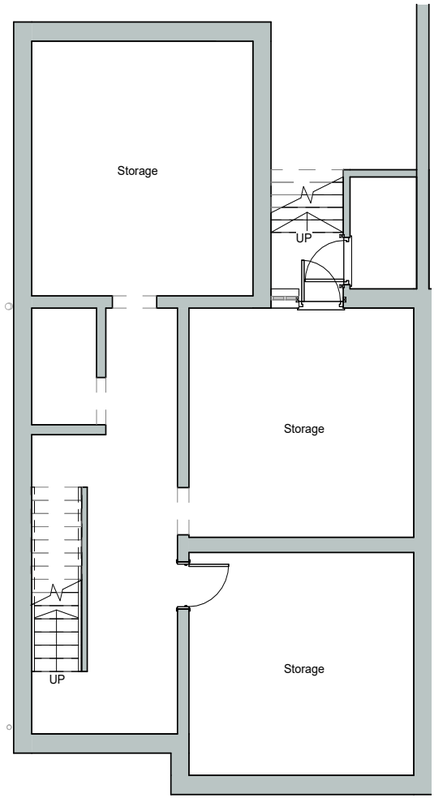
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Existing - Site Plan

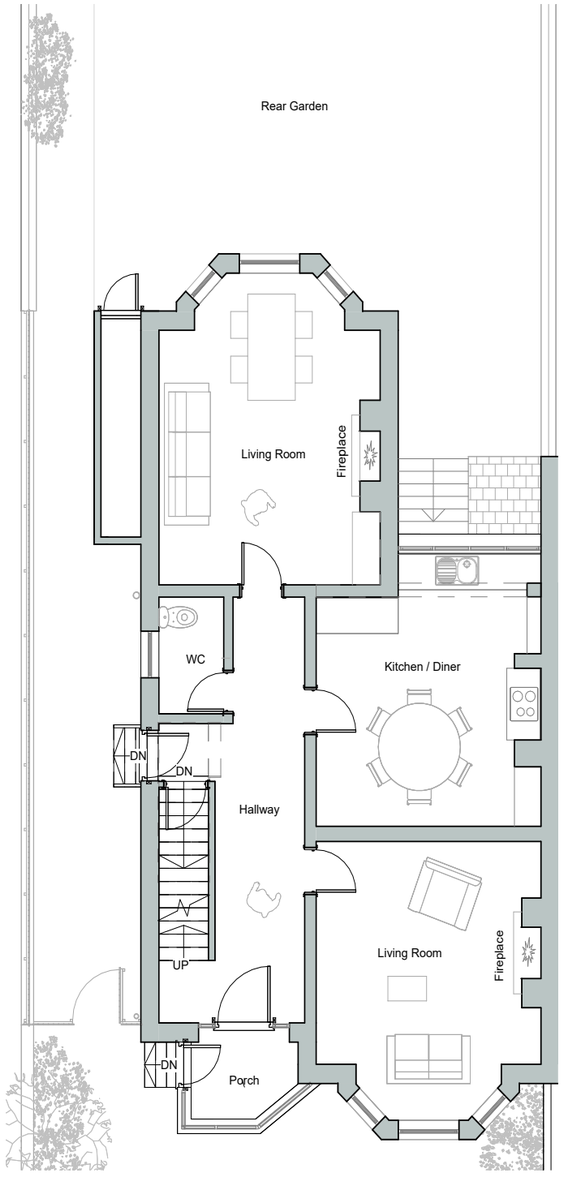


Existing Site Plan

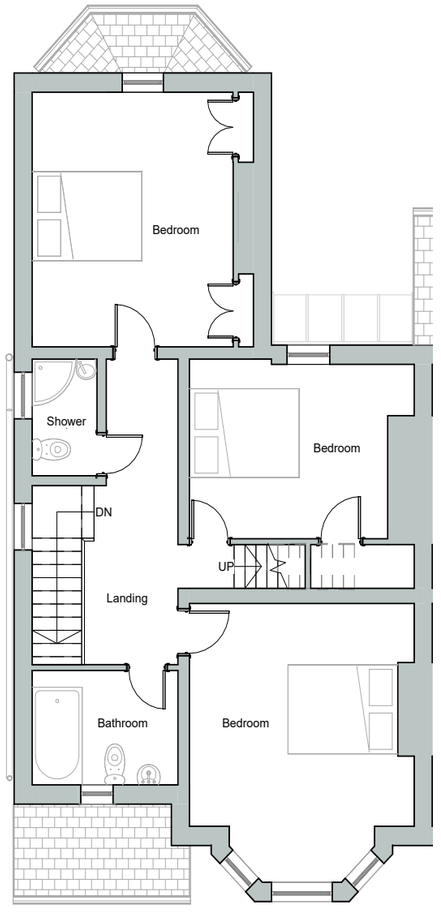
Existing - Floor Plans



Existing Basement Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan

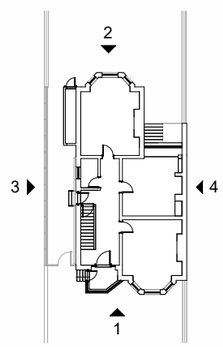
Existing - Elevations



1. Existing Front Elevation



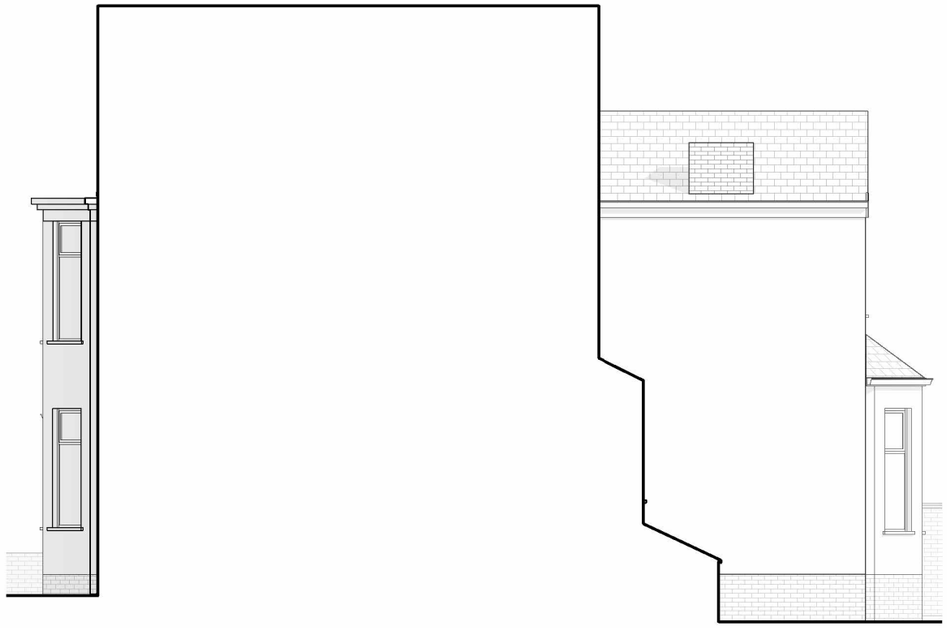
2. Existing Rear Elevation



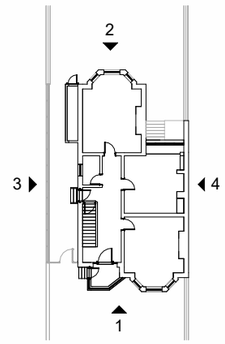
Existing - Elevations



3. Existing Side Elevation 1



4. Existing Side Elevation 2



Existing - External Photographs









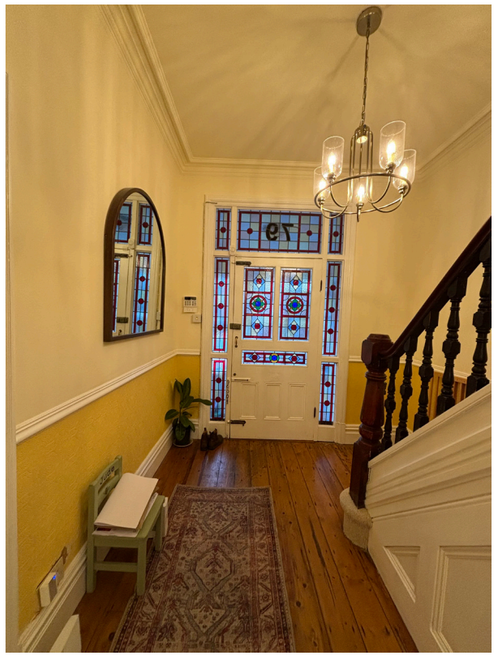








Existing - Internal Photographs

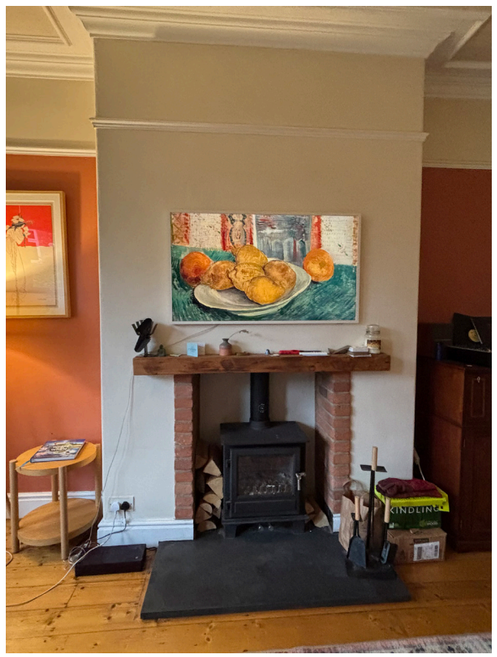
















Existing - Materiality and Features

The existing property is a traditional semi-detached dwelling characterised by painted render and masonry construction, with a pitched roof form and chimney stacks. The rear elevation features a projecting bay window at ground floor level and a mix of window openings of varying proportions. The overall composition reflects a typical suburban architectural style, with simple detailing and a modest material palette.

The garden is long and well-established, with mature planting and defined boundaries creating a strong sense of enclosure. The relationship between the house and garden is currently limited, with relatively small openings and a lack of direct visual and physical connection from the main internal spaces. The external ground level sits below the internal floor level, requiring a stepped transition between the house and garden.

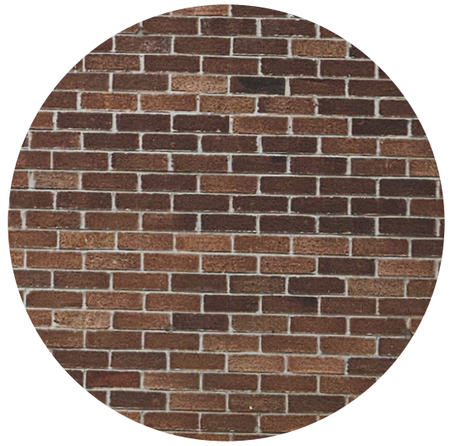




Painted render



White traditional uPVC windows



Multi-red / brown brick



Slate roof tiles



Black uPVC rainwater downpipes and SVP's



Timber framed glazing at the rear of the property

Planning History

03

Planning History - Local Planning History

The following local planning applications have been submitted and approved by the Council:

1 - 133994/FH/2022
- 92 Fog Lane Manchester M20 6AG
- Erection of a single storey side and rear extension to form additional living accommodation and associated external works.
- Decision: Approved (08.06.22)

2 - 130763/FH/2021
- 57 Fog Lane, Manchester M20 6AR
- Installation of raised rear patio and associated low wall, Increase in height of the existing west boundary brick wall, together with elevational alterations including insertion of suspected bay windows to rear and side entrance door.
- Decision: Approved (10.08.21)

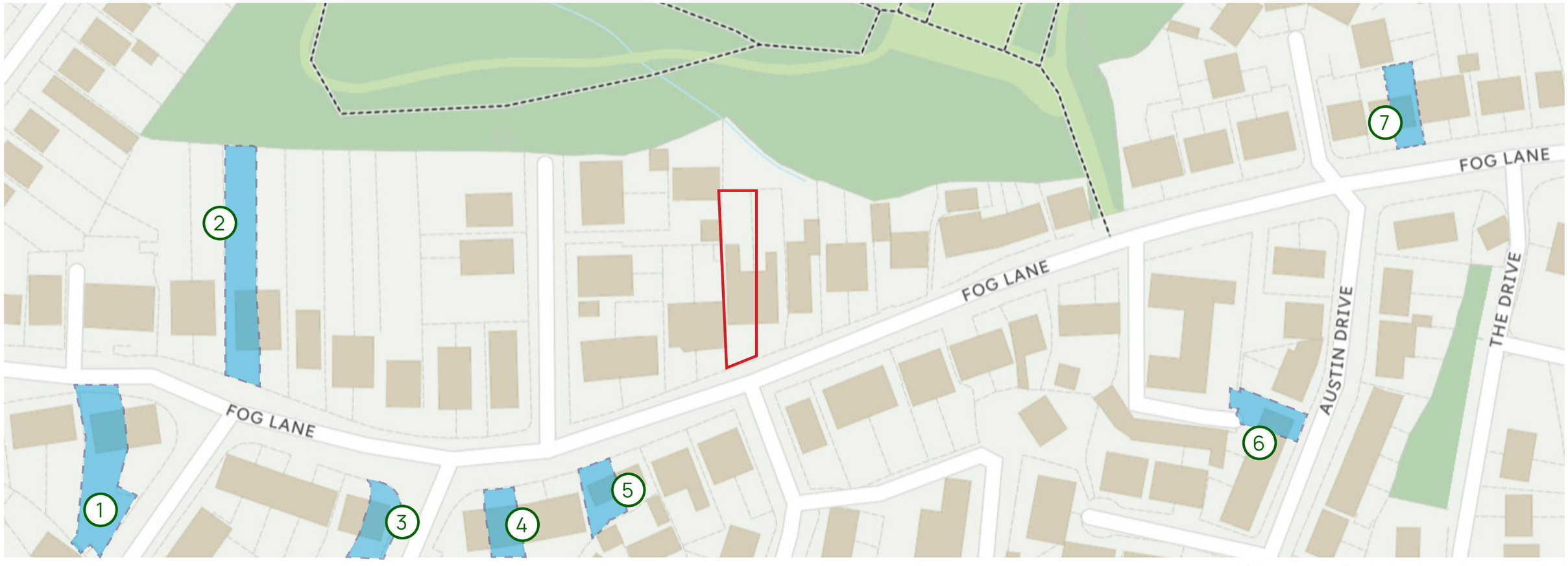
3 - 122061/FH/2018
- 106 Fog Lane Manchester M20 6TH
- Erection of two storey side extension to provide additional living accommodation and associated external alterations
- Decision: Approved (07.12.18)

4 - 141055/FH/2024
- 110 Fog Lane Manchester M20 6SP
- Erection of a single storey side and rear extension following demolition of existing single storey side extension and rear outrigger.
- Decision: Approved (18.11.24)

5 - 130822/FH/2021
- 116 Fog Lane Manchester M20 6SP
- erection of single storey side extension with associated external works to provide additional living accommodation
- Decision: Approved (25.08.21)

6 - 138653/LP/2023
- 10 Austin Drive Manchester M20 6EG
- Erection of a single storey side extension together with associated elevation alterations.
- Decision: Approved (19.01.24)

7 - 142771/FH/2025
- 125 Fog Lane Manchester M20 6ED
- erection of a single storey side and rear extension to form additional living accommodation
- Decision: Approved (30.06.25)

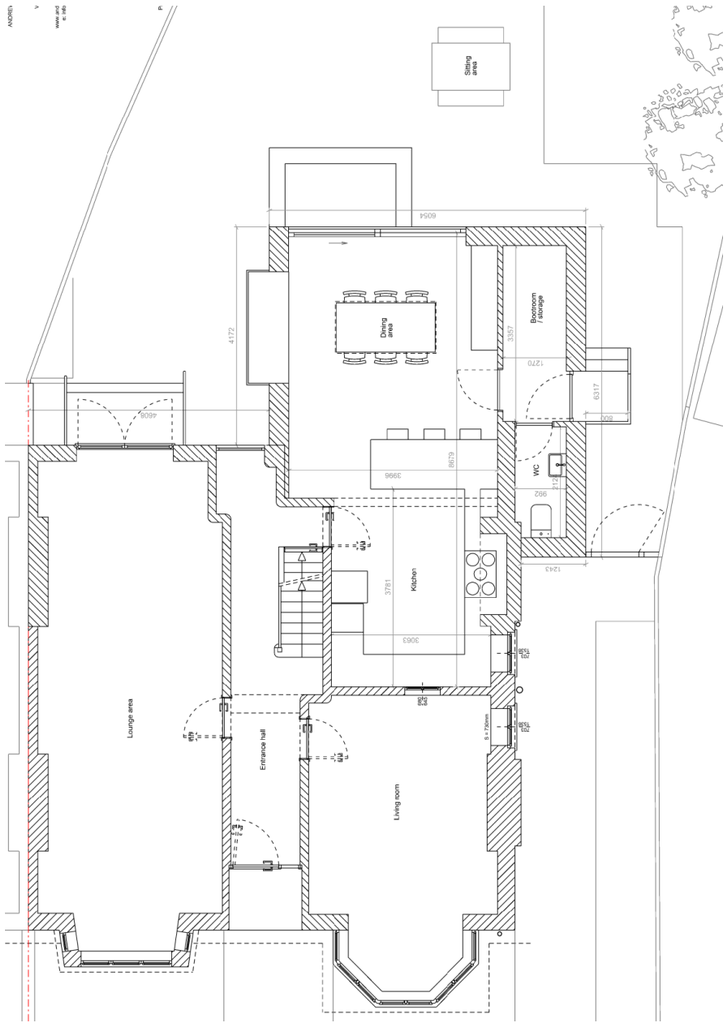


Planning History - 92 Fog Lane

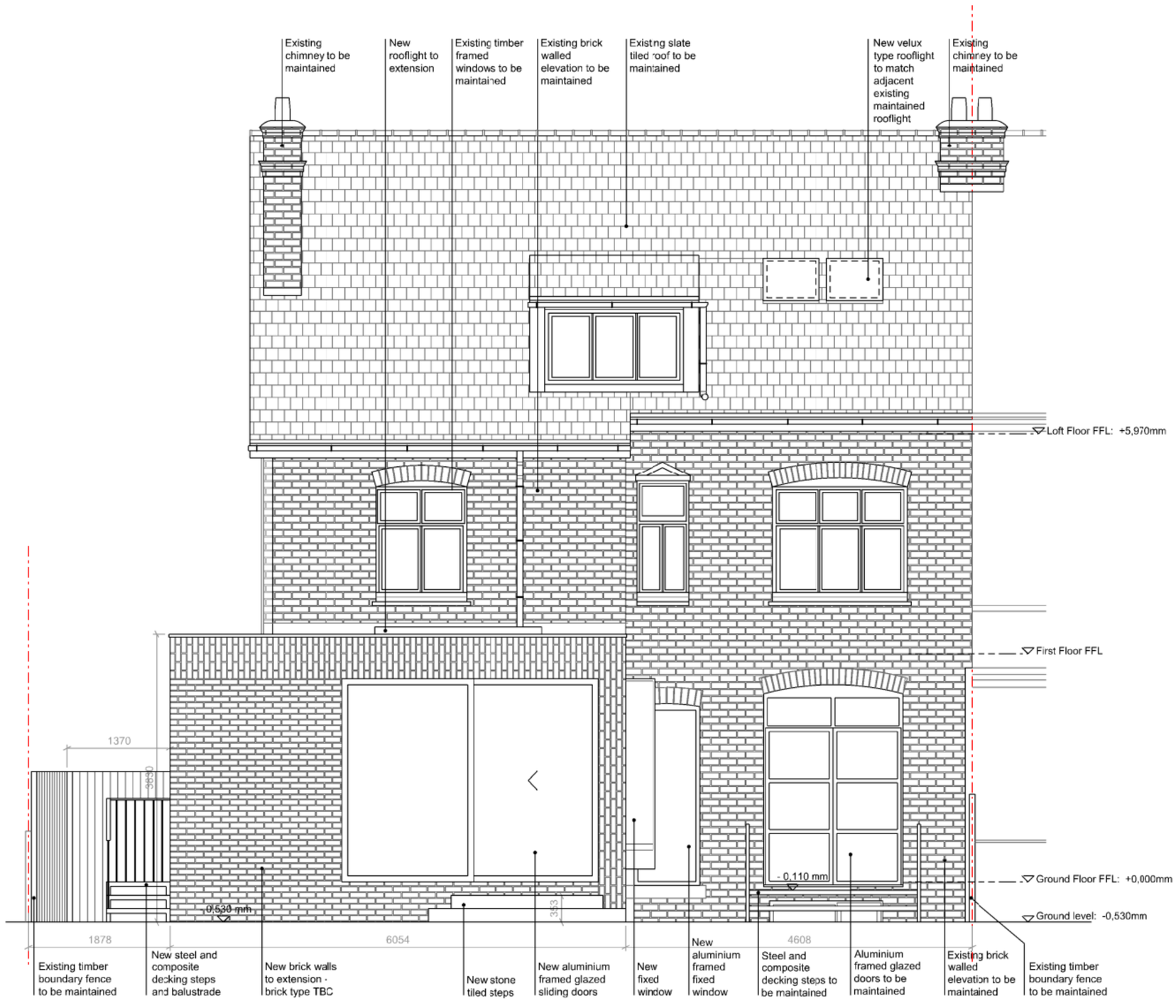
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1 - 133994/FH/2022

- 92 Fog Lane Manchester M20 6AG
- Erection of a single storey side and rear extension to form additional living accommodation and associated external works.
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Proposed Site Plan



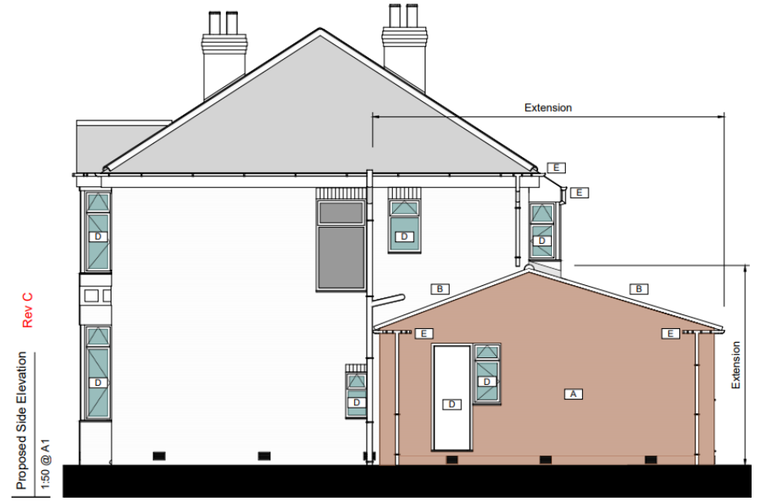
Planning History - 125 Fog Lane

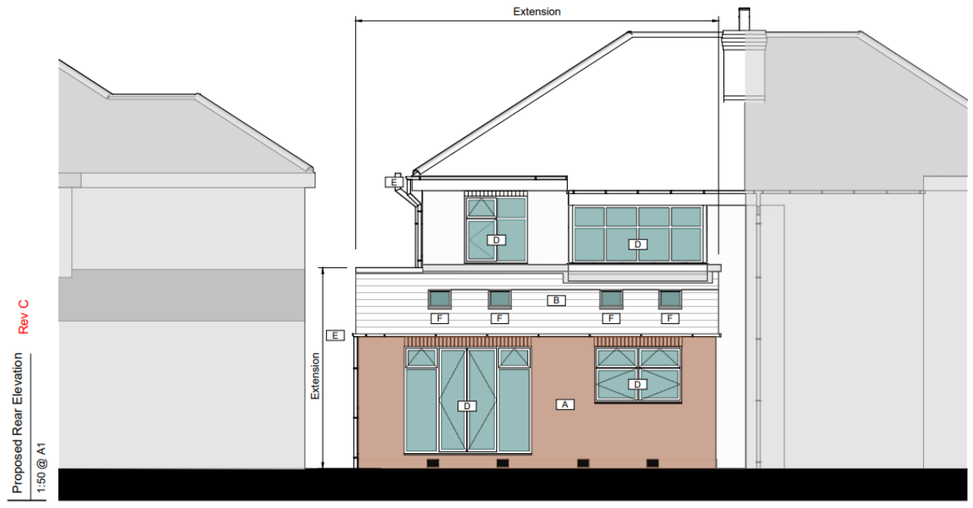
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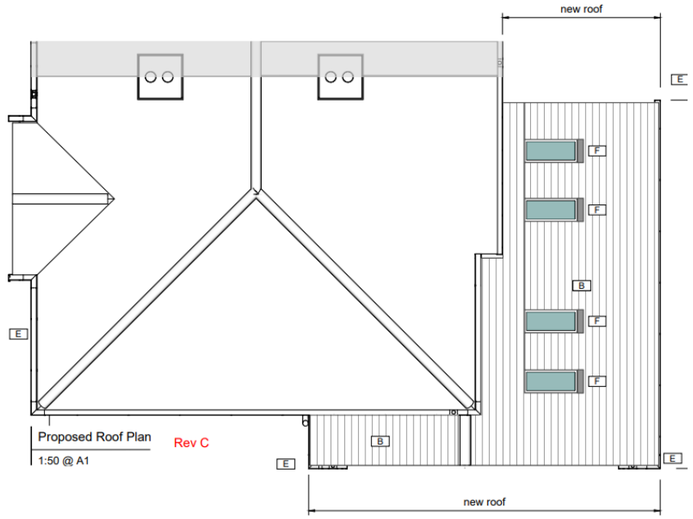
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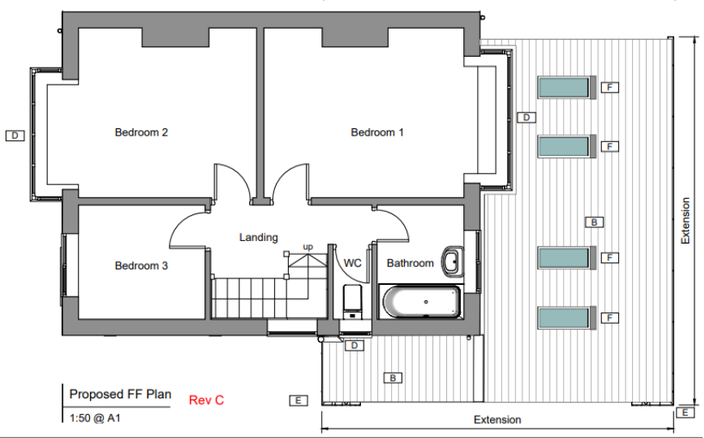












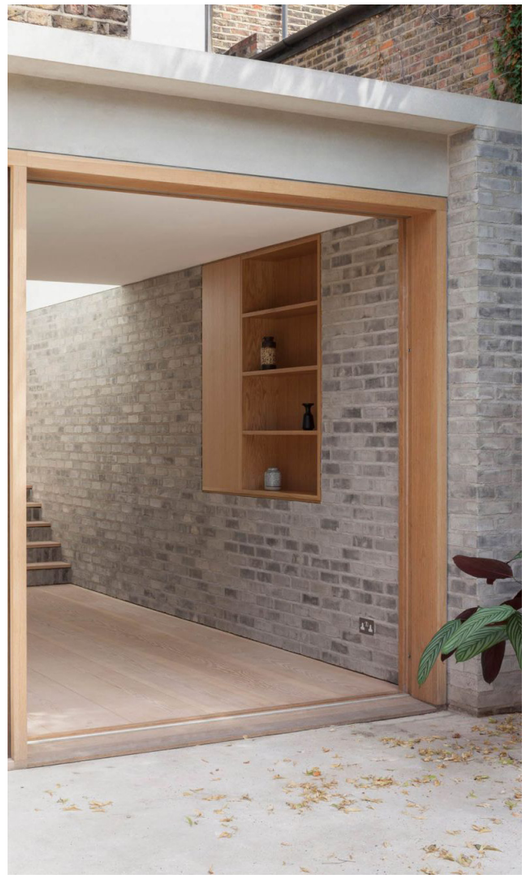
Design Drivers

04

Precedents - Things We Looked At

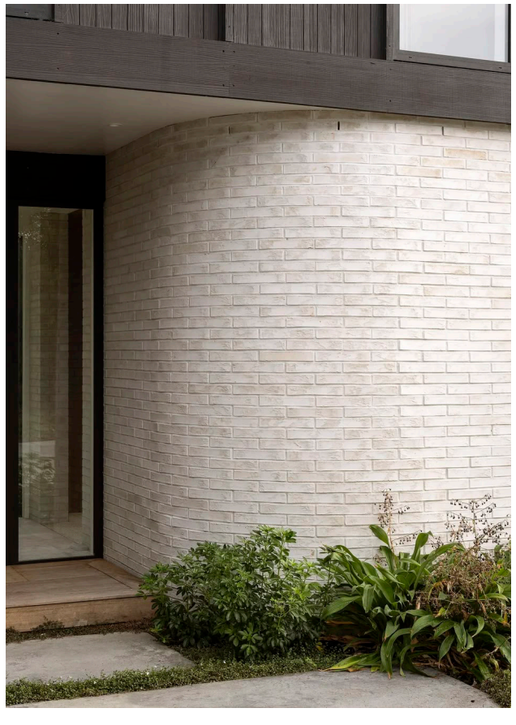


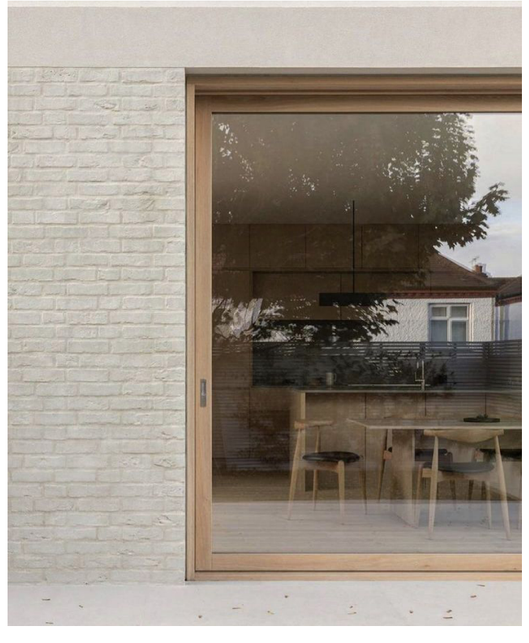














Precedents - Things We Looked At













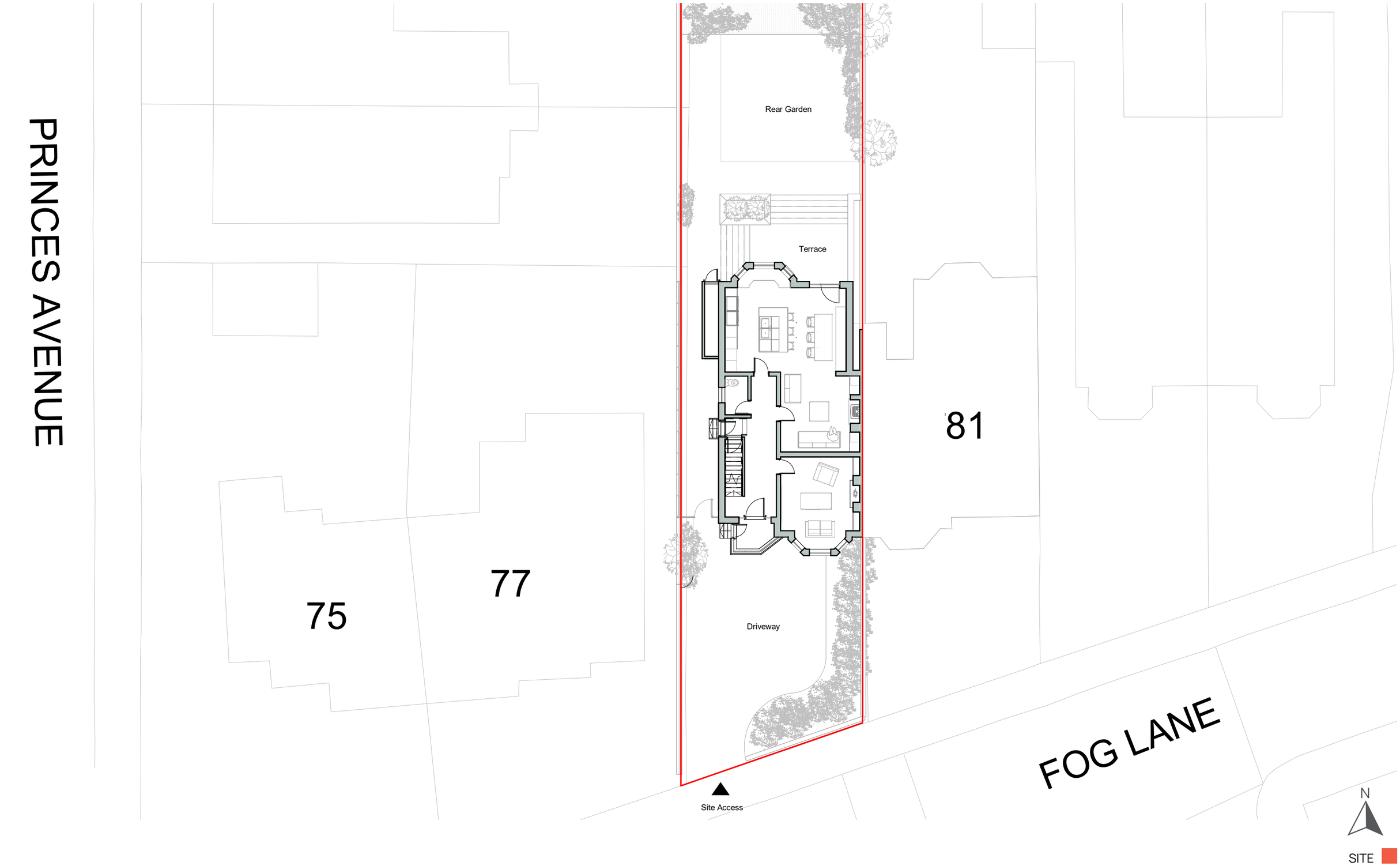




Proposed Design

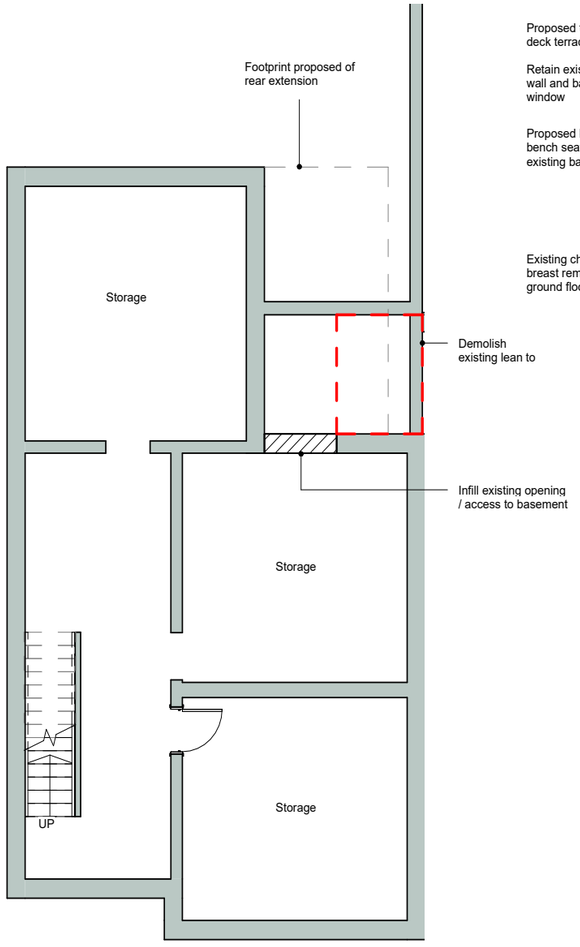
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Proposed - Site Plan

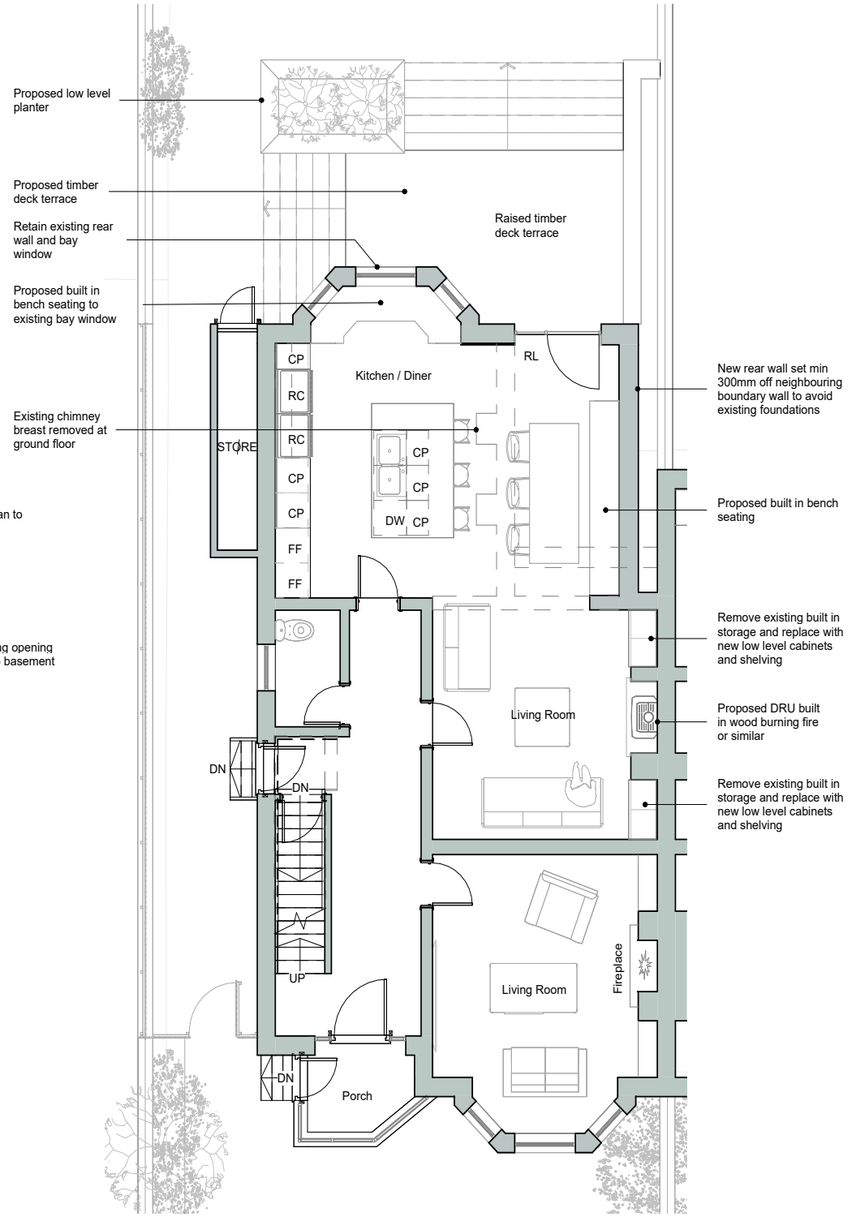


Proposed Site Plan

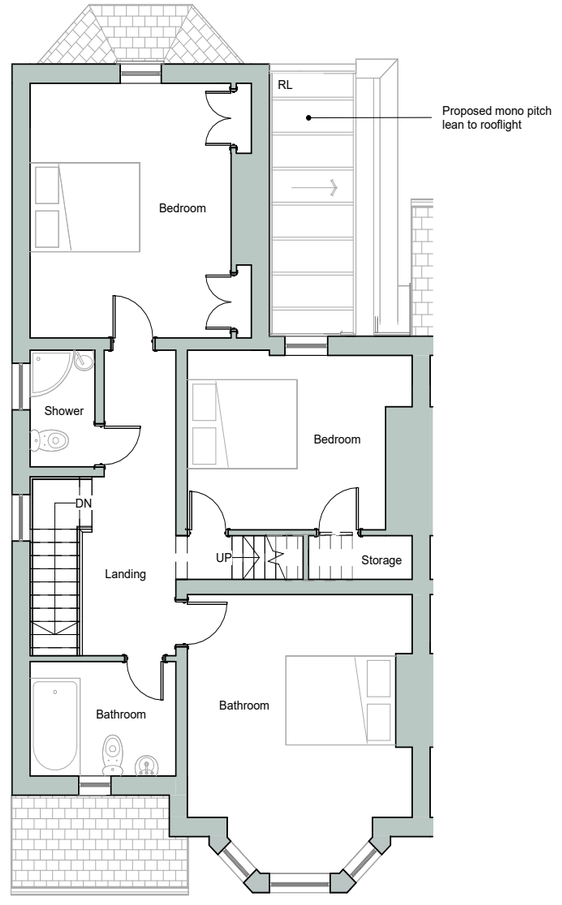
Proposed - Floor Plans



Proposed Basement Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

Proposed - Elevations



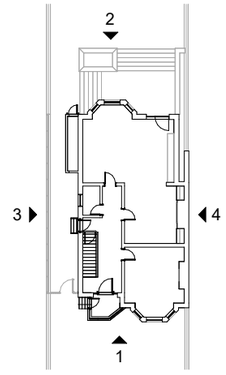
1. Proposed Front Elevation



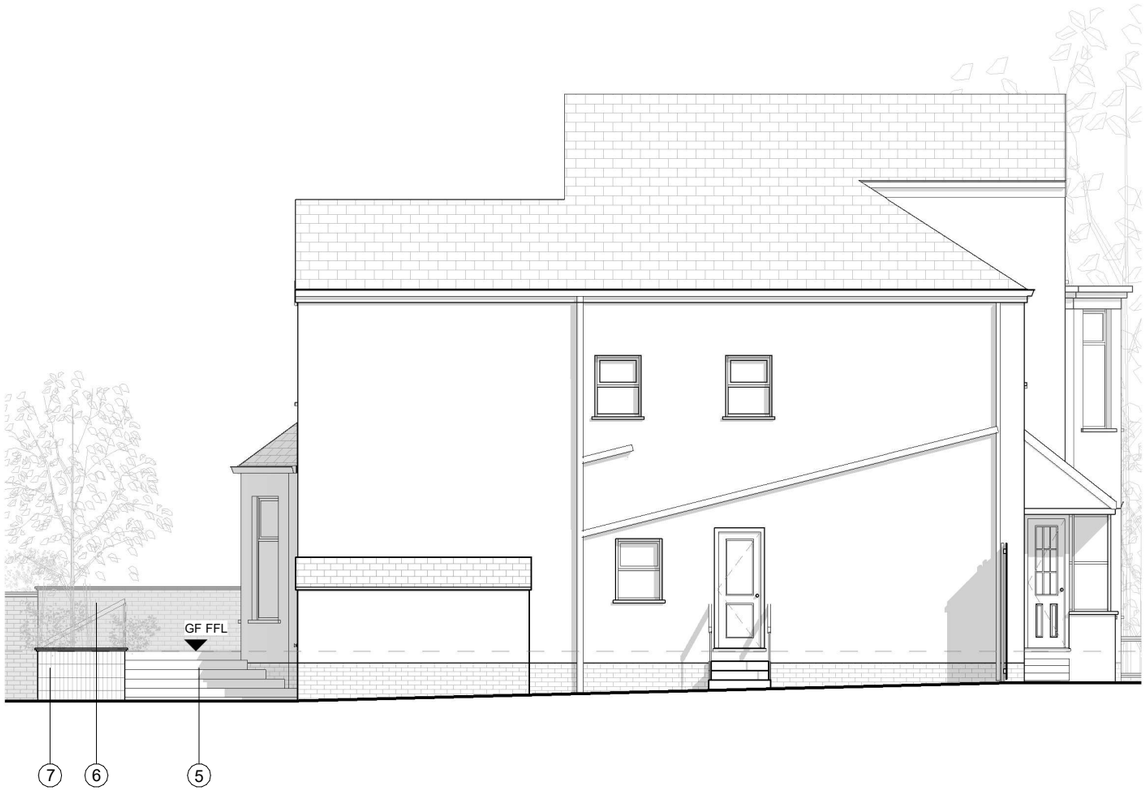
2. Proposed Rear Elevation

key:

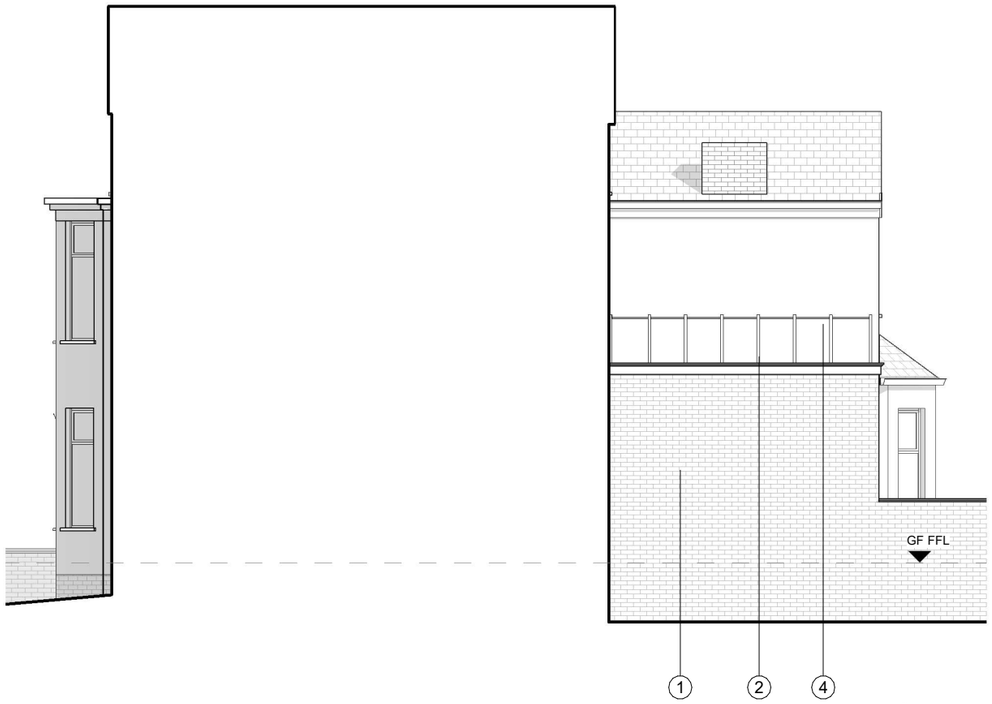
1. Proposed light brick t.b.c by client
2. Proposed stone coping
3. Aluminium framed glazed hinged door in bronze finish t.b.c by client
4. Aluminium framed lean to mono pitch rooflight in bronze finish t.b.c by client
5. Proposed timber decking & steps
6. Proposed light brick soldier course planter
7. Handrail in bronze finish t.b.c. by client



Proposed - Elevations



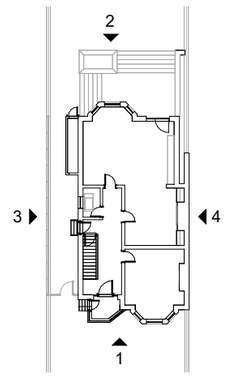
3. Proposed Side Elevation 1



4. Proposed Side Elevation 2

key:

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6. Proposed light brick soldier course planter
7. Handrail in bronze finish t.b.c. by client



Proposed Visual - External View 1



Proposed Visual - External View 2



Proposed Visual - Internal View 1



Proposed Visual - Internal View 2



Proposed Visual - Internal View 3



Proposed Materials



Stone coping



Light grey brick



Light grey brick



Aluminium Framed glazing bronze finish TBC by client





Light grey brick soldier course

BCAE
ARCHITECTS

[redacted]

79 Fog Lane | Didsbury

Planning Statement I September 2026