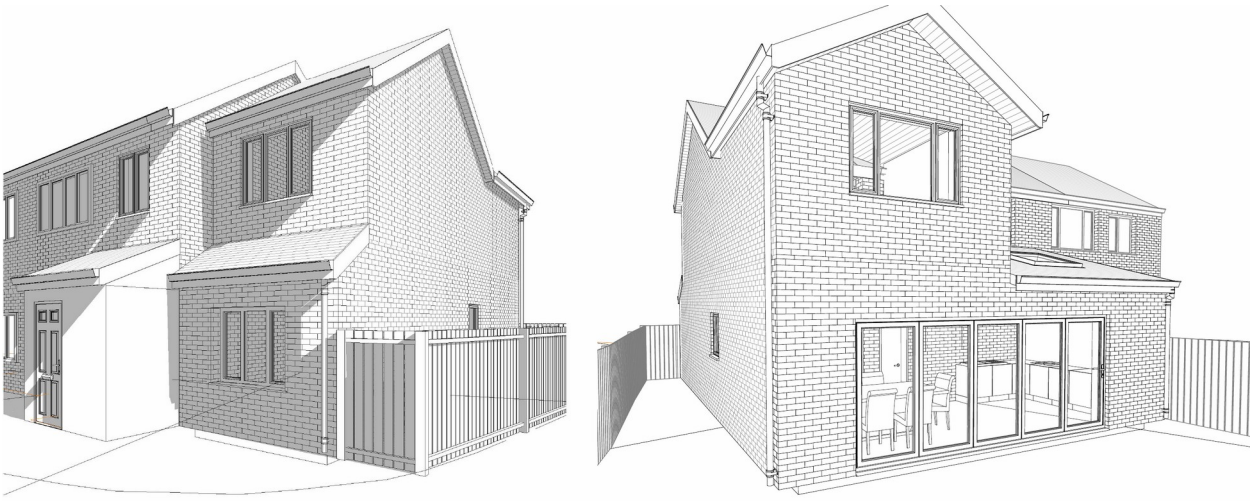
Planning Design and Access Statement

2 Didley Square

Manchester M12 5PN

Proposed two-storey side and rear extension with single-storey rear extension

PREPARED FOR	Reza
PREPARED BY	Moza Architecture Ltd
DATE	5 October 2026



Proposed front and rear views from drawing P4

1 Executive Summary

This statement accompanies a householder planning application for a two-storey side and rear extension with a single-storey rear extension at 2 Didley Square. The works would provide a larger kitchen and dining space, a utility room and home office at ground floor, together with additional bedroom and bathroom accommodation at first floor. The property would remain a single dwellinghouse.

The proposal has been designed as a coherent extension of the existing home. The side addition is set behind the principal frontage, the roof form responds to the established pitched-roof character, and brickwork, roof tiles and windows are specified to match the existing dwelling. The massing is focused on the open side of the plot, while the submitted plans record the neighbouring built line, the position of the nearest neighbouring window, a 45-degree daylight assessment and the identified 14 metre separation to a neighbouring bedroom window.

For the reasons set out below, the development represents an appropriate and proportionate domestic extension. It preserves the character of the dwelling and street, safeguards neighbouring living conditions, retains usable private amenity space and leaves the existing access and parking arrangement unchanged. The proposal therefore accords with the relevant national and local planning policies and should be approved.

2 Application Details

Site	2 Didley Square, Manchester, M12 5PN
Applicant	Reza
Proposal	Two-storey side and rear extension with single-storey rear extension
Project reference	P078
Statement date	5 October 2026

3 Site and Surroundings

The application site is a two-storey semi-detached dwelling positioned at the junction of Didley Square and Kimbolton Close. The plot has an irregular shape, with a driveway and open side area alongside the house and a private garden to the rear. The wider area is residential in character and contains mainly two-storey houses with brick elevations, pitched roofs and varied setbacks around the cul-de-sac layout.

The existing house has a compact footprint and currently provides living and kitchen accommodation at ground floor and bedroom accommodation above. Its principal architectural features are straightforward and domestic in scale, giving a clear basis for a matching and subordinate extension.

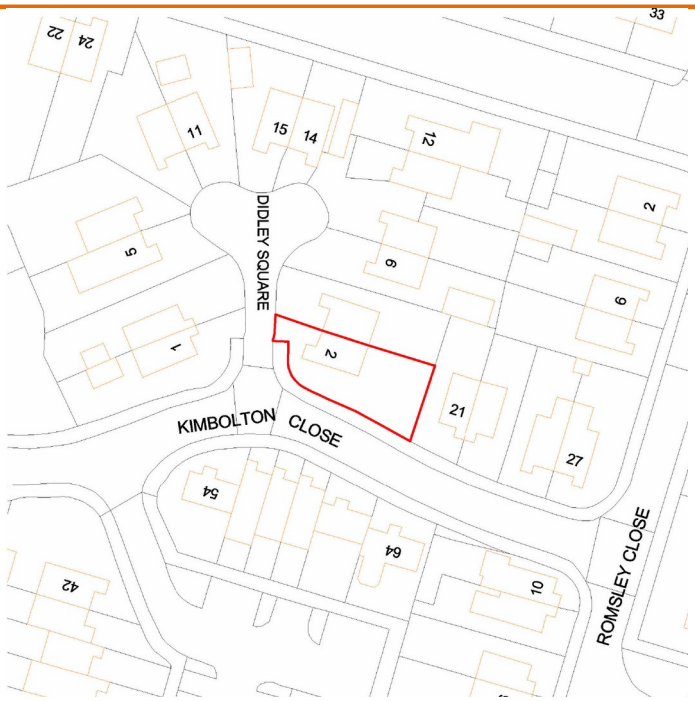


Figure 1 Site location at Didley Square and Kimbolton Close

4 The Proposal

Planning permission is sought to enlarge the existing dwelling through a two-storey side and rear addition together with a single-storey rear extension. The ground-floor layout would retain the existing lounge and porch while providing a dedicated office, utility space and a substantially improved kitchen and dining room opening onto the rear garden. At first floor, the accommodation would be reorganised to provide a four-bedroom family layout with bathroom facilities.

The two-storey element is set back from the principal front elevation so that the original frontage remains legible. Its roof and eaves respond to the proportions of the host property, while the rear element uses a lower roof form to reduce its visual and amenity effects. New facing brick, roof tiles and windows are expressly identified on the submitted elevations as matching the existing dwelling.

The proposal does not change the residential use of the property, create a separate unit or alter the established vehicular access. The existing off-street parking space and a substantial area of rear garden would remain available.

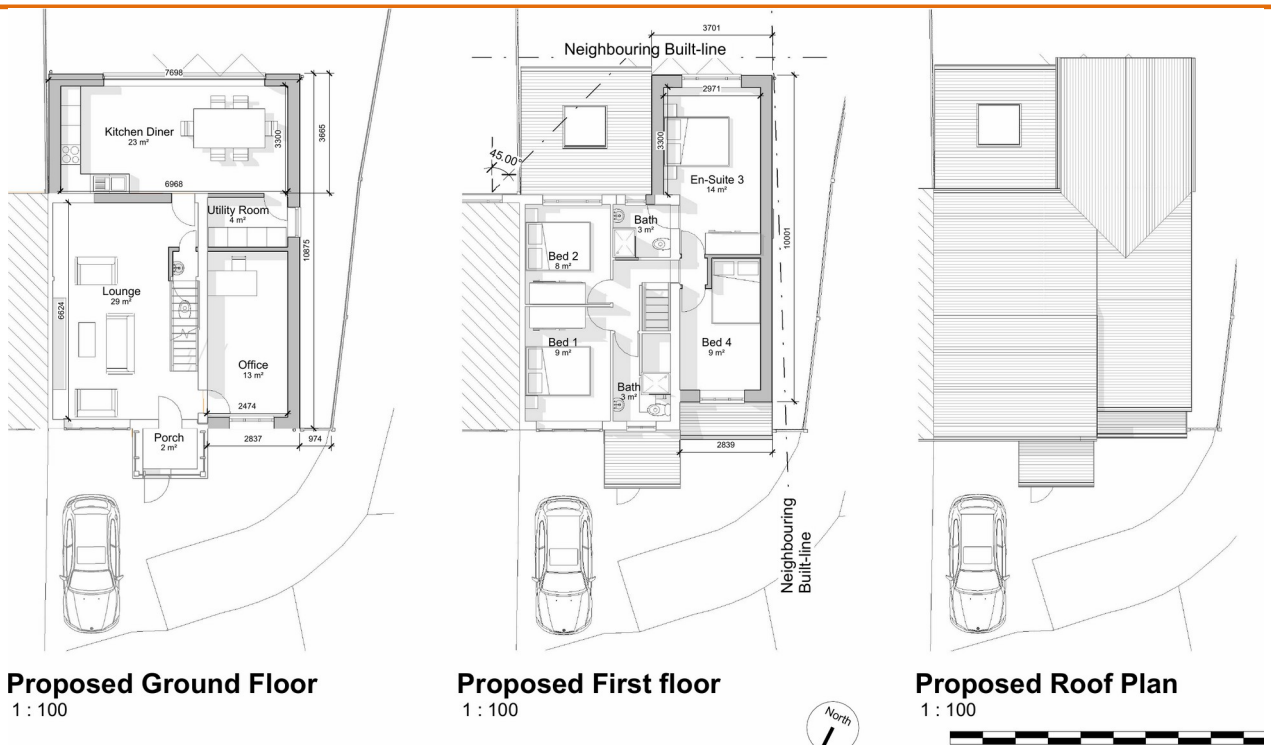


Figure 2 Proposed ground-floor, first-floor and roof plans from drawing P1

5 Planning Policy Context

5.1 National Planning Policy Framework

The National Planning Policy Framework, published in August 2026 and updated in September 2026, is a material consideration. Policy DP3 requires development to respond to the history, character and features of its site and setting so that it integrates with and enhances its surroundings. Relevant principles include appropriate built form and the creation or maintenance of a coherent identity through materials and architectural features. Policy DP4 requires design quality to be considered through the evolution, assessment and delivery of proposals.

5.2 Manchester Development Plan

Manchester Core Strategy Policy EN1 requires development to follow sound urban design principles, reinforce local character and respond to its strategic character area. Policy DM1 requires appropriate siting, layout, scale, form, massing, materials and detail, and consideration of the proposal's effect on surrounding character and residential amenity, including privacy and daylight. It also addresses access, parking, external amenity space, refuse and drainage.

The adopted Guide to Development in Manchester Supplementary Planning Document is also a material consideration. It promotes attractive, well-designed and well-maintained neighbourhoods and places particular emphasis on context, design quality and neighbourliness. The assessment below addresses these objectives directly.

6 Planning Assessment

6.1 Principle of Development

The proposal is a residential extension within the established curtilage of an existing dwelling. It would support the continued use of the property as a family home and would not introduce a new land use, additional dwelling or materially different pattern of activity. Subject to acceptable design and amenity effects, the principle of the development is therefore appropriate.

6.2 Character Design and Appearance

The design takes its cues from the simple form and material palette of the host property. The principal frontage remains identifiable because the side addition is recessed behind it, avoiding an over-dominant projection toward the street. The extension uses domestic proportions, a pitched roof form and openings aligned with the character of the existing elevations.

Matching brickwork, roof tiles and window design would visually integrate the new work with the dwelling. At the rear, the wider glazed opening is appropriate to a private garden elevation and gives the new kitchen and dining space a direct relationship with the garden. The overall composition reads as a coordinated enlargement rather than an unrelated addition.

The side land is capable of accommodating the extension without displacing the dwelling's principal frontage or appearing cramped within the plot. The submitted elevations and three-dimensional views demonstrate that the height, roof profile and articulation remain consistent with the surrounding two-storey residential scale. The proposal consequently complies with the design aims of NPPF Policy DP3 and Core Strategy Policies EN1 and DM1.

6.3 Neighbouring Amenity

The extension has been arranged to limit effects on adjoining occupiers. The greatest two-storey mass is placed on the open side of the host dwelling, away from the attached neighbour. The single-storey rear element has a lower roof profile, reducing its effect when viewed from neighbouring gardens and rear windows.

The proposed first-floor plan records the neighbouring built line and the nearest relevant neighbouring window. A 45-degree daylight line taken from that window demonstrates that, having regard to the orientation and limited projection of the two-storey element, the proposal would not cause an unacceptable loss of daylight or outlook. The site plan also records an oblique separation of approximately 14 metres to a neighbouring bedroom window. The largely blank flank elevations and absence of new first-floor habitable-room windows materially limit effects on privacy, daylight and outlook.

Rear-facing windows are a normal feature of the established residential arrangement and would overlook the property's own retained garden. Having regard to the orientation, separation, window positions and limited height of the rear element, the proposal would not cause an unacceptable loss of privacy, outlook or daylight and is consistent with Core Strategy Policy DM1.

6.4 Residential Quality and Amenity Space

The altered dwelling would provide well-proportioned living accommodation for a family, including a larger kitchen and dining room, separate lounge, utility room and office. The rear glazing would improve daylight and the connection between the principal family space and the garden. A substantial usable garden remains after development, ensuring that the enlarged home continues to benefit from appropriate private outdoor amenity space.

6.5 Access Parking and Servicing

Pedestrian access would remain through the existing front entrance and porch. The driveway and existing off-street parking position are retained, and the proposal does not require a new or widened vehicular access. Refuse storage and collection would continue as an established domestic arrangement within the curtilage. The proposal would therefore have no material effect on highway safety or the operation of the surrounding streets.

6.6 Sustainability and Drainage

Extending an existing dwelling makes efficient use of the established building and residential plot. New construction would be required to comply with the applicable Building Regulations, including standards for insulation, ventilation and energy performance. The majority of the garden remains undeveloped and the scheme does not materially change the existing access or parking surface. Roof-water drainage can be connected to an appropriate lawful system, with detailed construction and drainage matters addressed at Building Regulations stage.

7 Submitted Drawings

This statement should be read alongside the following Moza Architecture drawings within project series P078, dated September 2026.

Drawing	Title
E0	Existing Site Location Plan
E1	Existing Plans
E2	Existing Elevations
P1	Proposed Plans
P2	Proposed Elevations
P3	Proposed Site Plan
P4	Proposed 3D Views

8 Conclusion

The proposal is a proportionate enlargement of the existing family home. It keeps the original frontage legible, uses a compatible pitched-roof form and matching materials, and provides a coherent improvement without changing the property's established residential use.

Its siting and fenestration safeguard neighbouring amenity, the existing access and parking remain, and sufficient private garden space is retained. The proposal accords with the National Planning Policy Framework, Manchester Core Strategy Policies EN1 and DM1, and the Guide to Development in Manchester SPD. Moza Architecture respectfully requests that planning permission is granted, subject to any necessary standard conditions.