Manchester City Council Planning,
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25 September 2026
Our Ref:2187
Date : September 2026

Supporting Statement

2 Hurstmead Terrace
Didsbury, Manchester, M20 6UQ
Prepared by: MSA Architects
Date: September 2026
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Introduction

This supporting statement has been prepared by MSA Architects in support of a householder planning application at 2 Hurstmead Terrace, Didsbury, Manchester, M20 6UQ.

The proposal seeks permission for modest alterations and extensions to the existing dwelling, including a single-storey rear/side extension, internal remodelling, alterations to the first-floor accommodation and the formation of a new window within the side elevation.

The application also includes the formation of a single off-street parking space to the front of the property, together with a revised vehicular access and dropped kerb.

The aim of the proposal is to improve the layout and usability of the existing family home while retaining the established character and proportions of the original end-terrace property.

Existing Site and Context

The property is an end-terrace dwelling within an established residential area of Didsbury.

The house is arranged over ground and first-floor levels with an existing basement beneath part of the property. No works or change of use are proposed to the basement as part of this application.

The existing dwelling has a traditional domestic appearance, with facing brickwork, timber windows, a traditional slate roof and a modest rear addition.

The property has a private garden area together with established boundary planting. Two existing trees, identified as T1 and T2 on the submitted site plans, are located towards the front boundary and are to be retained.

Proposed Development
The proposed works include:

- a single-storey rear/side extension;
- internal alterations to provide a larger kitchen and dining space;
- a ground-floor WC;
- retention of the front reception room as a separate living space;
- reconfiguration of the first floor to provide three bedrooms and a family bathroom;
- a new window within the side elevation;
- replacement and refurbishment of windows where required;

- one off-street parking space to the front of the property;
- a revised approximately 3.5m-wide vehicular access and dropped kerb; and
- associated landscaping and boundary alterations.

The works remain contained within the existing residential curtilage and retain the general relationship between the dwelling, garden and neighbouring properties.

Design and Appearance

The proposal has been designed as a modest addition to the existing house.

The rear/side extension improves the relationship between the existing internal accommodation and garden while remaining subordinate to the main two-storey dwelling.

The principal form and front elevation of the property remain largely unchanged.

The proposed works use materials that are intended to complement the existing building, including facing brickwork, traditional slate roofing and white sash-style window frames. The overall approach is deliberately restrained and seeks to retain the traditional domestic appearance of the property.

The new window within the side elevation is required as part of the revised first-floor arrangement. Obscure glazing is proposed where indicated on the submitted drawings to protect neighbouring privacy.

Residential Amenity

The proposed works have been considered in relation to neighbouring amenity, including privacy, outlook and daylight.

The main extension is single-storey and sits below the principal two-storey element of the house. Given its scale, position and limited height, the proposal is not considered to result in an unacceptable overbearing impact, loss of outlook or loss of daylight to neighbouring properties.

The proposed openings have also been considered in relation to adjoining properties, with obscure glazing incorporated where appropriate.

Access, Parking and Landscaping

The proposal includes one off-street parking space to the front of the property.
The parking area measures approximately 4.8m by 2.4m and will be accessed from a new approximately 3.5m-wide dropped kerb.

The driveway will comprise approximately 32.5m² of permeable resin-bound gravel. The permeable construction will allow surface water to infiltrate within the site, with any residual runoff directed towards adjacent landscaped areas and away from the public highway.

The majority of the existing front boundary hedge will be retained, with only the section required to form the new access removed.

Existing trees T1 and T2 are identified on the submitted site plan and are to be retained as part of the proposal.

Flood Risk and Flood Resilience

Flood risk has been considered as part of the application and is addressed further within the accompanying flood risk information.

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The property contains an existing basement beneath part of the dwelling. No works, extension or change of use are proposed to the basement as part of this application.

The proposed extension will connect directly with the existing ground-floor accommodation and its finished floor level will be maintained no lower than the existing ground-floor level.

The proposed front driveway will use a permeable construction and retained landscaped areas will continue to provide opportunities for surface-water infiltration within the site.

The proposal does not introduce any additional below-ground accommodation and is not considered to materially increase the existing flood vulnerability of the property.

Planning Considerations

The proposal represents a modest householder development within the existing residential curtilage.

The works have been designed to remain subordinate to the original dwelling and to respect its established scale, appearance and residential character.

The proposal improves the existing internal arrangement while retaining the principal form of the house and has been developed with regard to neighbouring amenity, access, landscaping and flood risk.

Conclusion

The proposed works at 2 Hurstmead Terrace represent a modest and appropriate extension and refurbishment of the existing family home.

The scheme improves the layout and usability of the dwelling while retaining the character and principal appearance of the original end-terrace property.

The proposal is considered acceptable in terms of its scale, appearance and relationship with neighbouring properties. The proposed parking arrangement, permeable driveway, retained landscaping and proportionate consideration of flood risk have also been incorporated into the design.

For these reasons, the proposal is considered appropriate to the property and its residential setting.

We respectfully request that Manchester City Council supports this householder application.

Yours faithfully,

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