

Proposed Single Storey Rear Extension

10 Mount Rd, Middleton, Manchester M24 1DZ

Design & Access Statement –

October 2026

P02

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01. Introduction

1.0 Purpose of this Document

This Design and Access Statement has been prepared in support of a Householder Planning Application for the erection of a single-storey rear extension at 10 Mount Road, Middleton.

The proposal seeks full planning permission following the refusal of a previous Prior Approval application under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The previous refusal related solely to the technical limitations of permitted development legislation and did not assess the proposal on its planning merits.

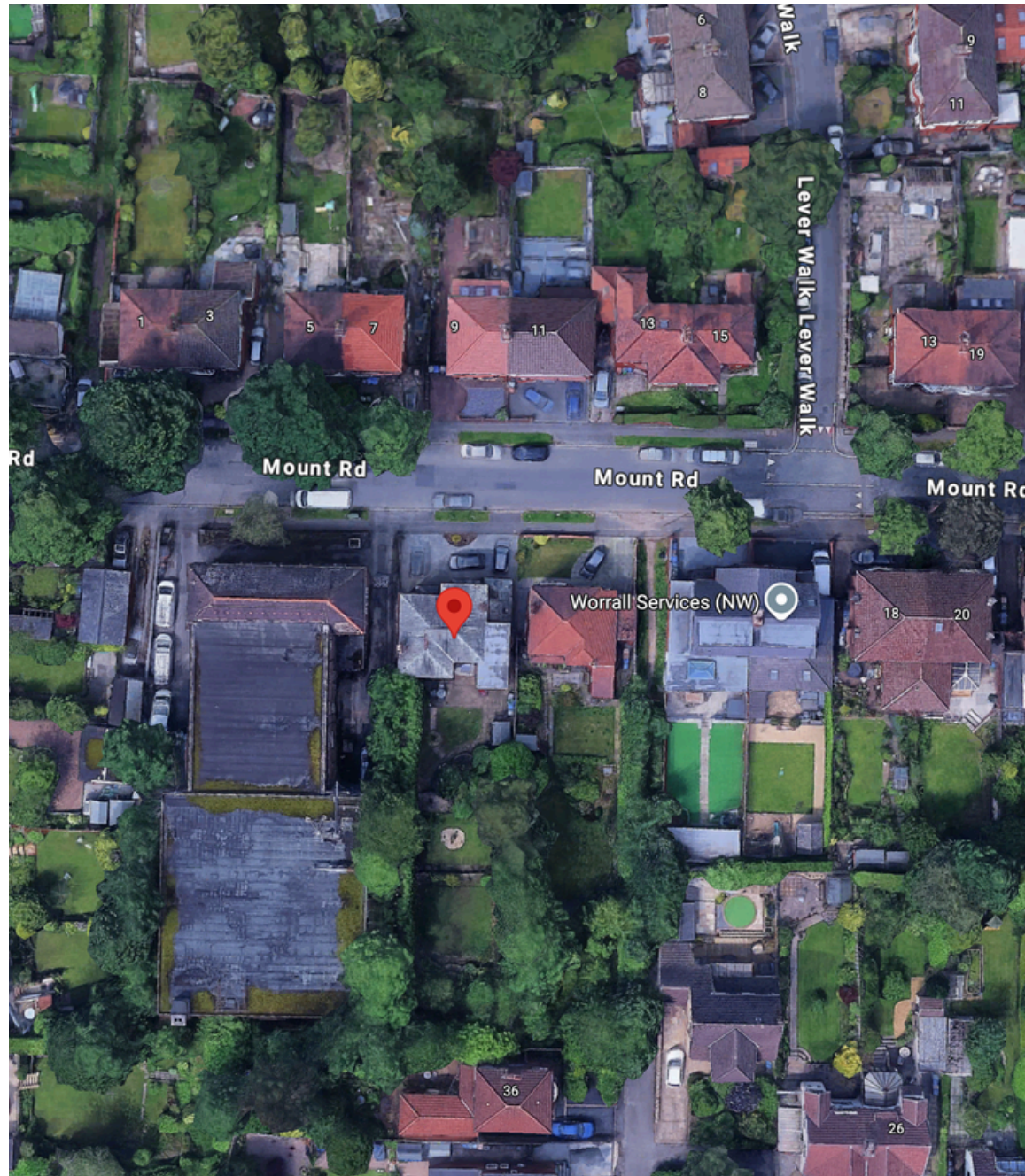
This statement demonstrates how the proposed extension has been carefully designed to respect the character of the existing dwelling, protect neighbouring residential amenity and respond positively to the physical characteristics and constraints of the site.

02. Site Context & Planning History

2.1 Site Context

The application site comprises a detached two-storey dwelling located on Mount Road within an established residential area of Middleton. The surrounding streets are characterised by a mixture of detached and semi-detached family homes set within generous residential plots.

The property benefits from a substantial rear garden and generous separation from neighbouring dwellings. Mature trees are located along the site boundaries and contribute positively to the established landscape character of the area. These existing landscape features have been an important consideration in determining the siting and overall footprint of the proposed extension.



Location Plan

2.2 Planning History

Planning permission has previously been granted for alterations and extensions to the dwelling, including a first-floor extension.

This application seeks full planning permission, enabling the proposal to be assessed against planning considerations relating to design quality, residential amenity and visual impact.

03. The Proposal Development

3.0 Proposed Development

The proposal comprises the erection of a contemporary single-storey rear extension designed to improve the functionality of the existing family home.

The extension incorporates:

- a flat roof concealed behind a parapet wall;
- integrated rooflights to maximise natural daylight;
- large sliding glazed doors providing direct access to the rear patio and garden;
- new window openings
- a combination of facing brickwork and white rendered finishes to the rear elevation.

The proposed materials have been selected to complement the existing dwelling whilst providing a subtle contemporary addition that remains sympathetic to the character of the property.

04. Design Rationale

4.1 Design Rationale

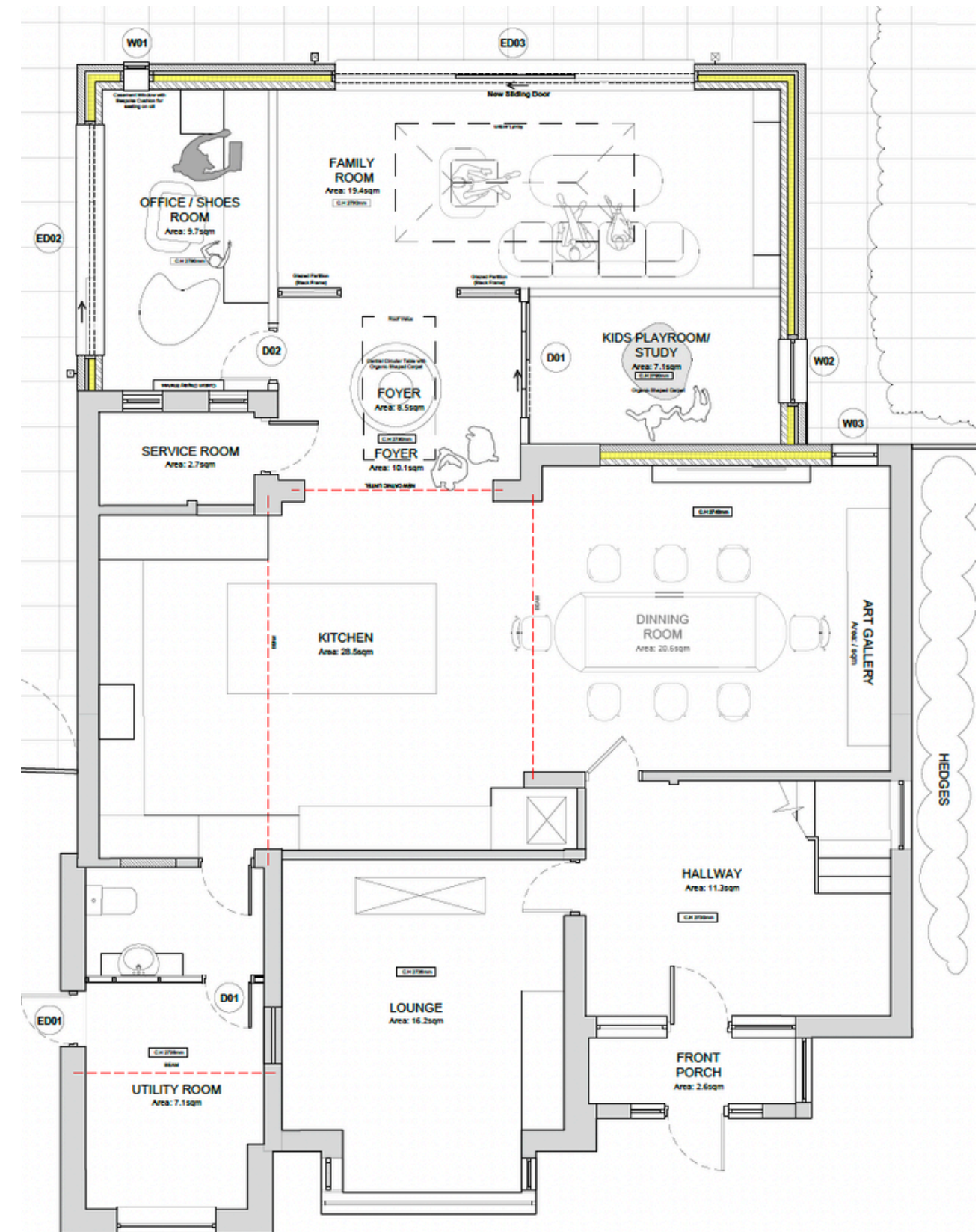
The design has been informed by the characteristics of the existing dwelling, the surrounding residential context and the physical constraints of the site.

The extension adopts a simple single-storey form positioned beneath the existing roofline to ensure that it remains visually subordinate to the host dwelling. Although extending approximately 5.3 metres beyond the rear elevation, the proposal is accommodated comfortably within the generous rear garden and does not appear excessive when viewed within the context of the overall plot.

The footprint has not been maximised. Instead, generous setbacks have been retained from both side boundaries in order to reduce the visual mass of the extension, maintain openness between neighbouring properties and minimise potential impacts on the root protection areas of the existing mature boundary trees.

The proposed extension has been designed to improve the functionality of the existing family home by creating a larger kitchen, dining and living space suited to modern family living without altering the established residential use of the property.

Materials, roof finishes, window design and rainwater goods will closely match the existing dwelling to ensure the extension integrates seamlessly with the original building.



Proposed Ground Floor Plan

05. Desing Rationale

5. Residential Amenity

A key objective of the design has been to safeguard the amenities enjoyed by neighbouring occupiers.

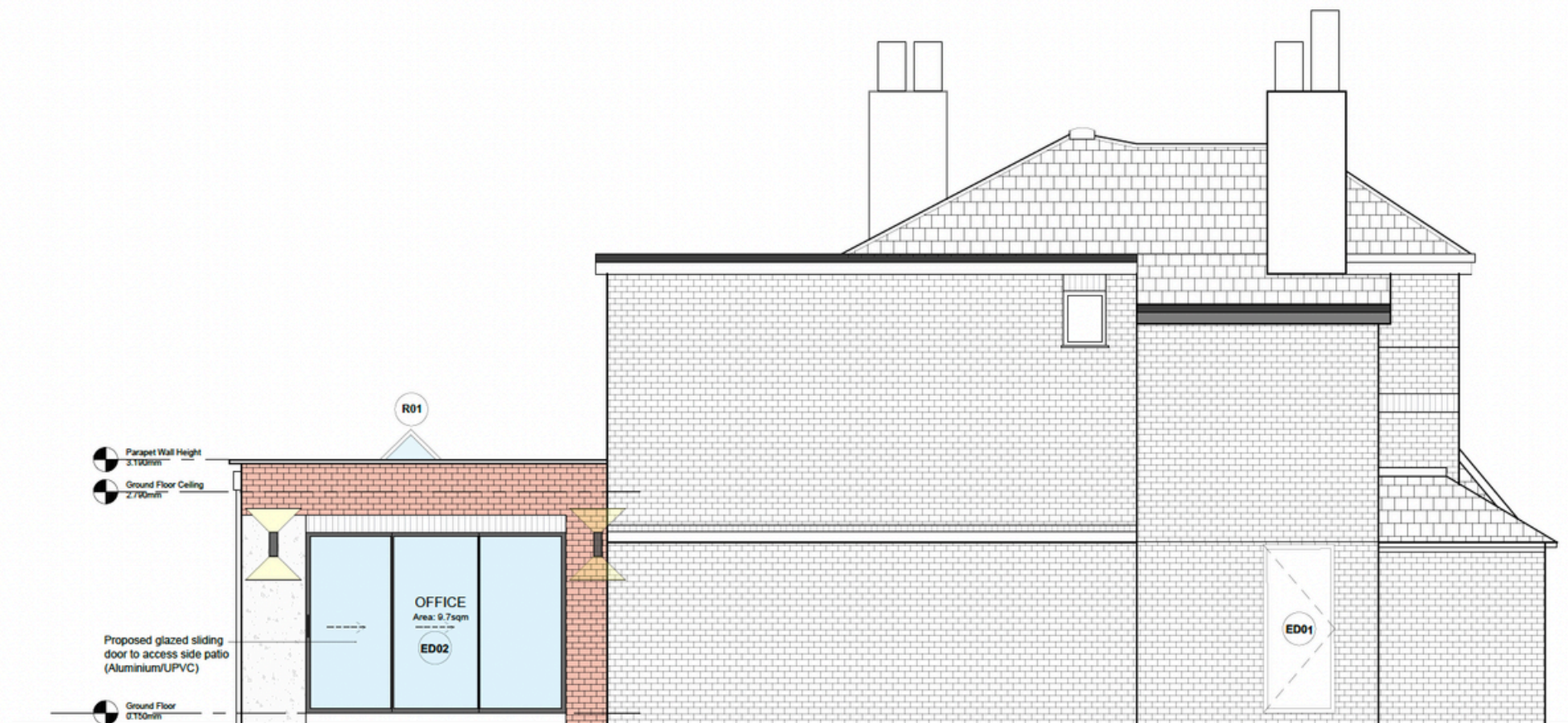
Although the extension projects beyond the existing rear elevation, it remains a single storey with a modest overall height and is positioned within a generous residential plot. Meaningful separation is maintained from both side boundaries, reducing any perception of enclosure or overbearing impact when viewed from adjoining properties.

No additional first floor accommodation or overlooking windows are proposed. As such, the proposal preserves the existing levels of privacy enjoyed by neighbouring residents.

The combination of the single-storey form, generous boundary offsets and retained garden depth ensures that the proposal is not considered to give rise to an unacceptable loss of daylight, sunlight or outlook to neighbouring dwellings and remains consistent with the expectations of good residential design.



Proposed Rear Elevation



Proposed Side Elevation(West)

06. Planning Policy

6.0 Planning Policy

The proposal has been designed in accordance with the objectives of the National Planning Policy Framework, which seeks to achieve well-designed places that respond positively to local character whilst protecting the amenity of existing and future occupants.

The extension represents a proportionate addition to the existing dwelling, remains subordinate in scale and appearance, and preserves the established residential character of the surrounding area. It is therefore considered to accord with the relevant local planning policies relating to residential extensions, good design and the protection of neighbouring amenity.

07. Conclusion

7.0 Conclusion

The proposed single-storey rear extension represents a high-quality and sympathetic addition to the existing dwelling.

The design has been carefully developed to respond to the site's physical constraints, retain generous separation from neighbouring boundaries, protect existing mature trees and provide modern family accommodation without adversely affecting the character of the area or the amenities of neighbouring occupiers.

It is considered that the proposal constitutes sustainable and appropriate development and therefore planning permission is respectfully sought.