

Comments for Planning Application 143653/FH/2025

Application Summary

Application Number: 143653/FH/2025

Address: 39 Westholme Road Manchester M20 3QZ

Proposal: Erection of part-single / part-two storey side and single storey rear extension to provide additional living accommodation

Case Officer: Holly Wright

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have reviewed the current designs which show a slight improvement but unfortunately still does not address my concerns raised in my initial objection report issued on 21st Sept. Please still use this report to support my further objection .

I am being advised latest design is based on a precedent set by an extension at 18 Westholme Road. However, this is a completely different scenario because the house is next to a detached property and also an open road on other side (Roseland Ave) Therefore, does not have same impact to my home or my side of the street which are semi detached and back on to Old Broadway Conservation Area. My main concern is that it still does not address the build being right up to my boundary line, creates terracing, is overwhelming, out of character, spoils views of trees to conservation area and over developed so therefore does not adhering to the planning policies which I highlighted in my initial report and key points highlighted below.

- DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- o a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- o b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- o c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved. As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of

this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

- Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.