

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143181/FH/2025

Date registered valid: 11 June 2025

Proposal: Installation of 1.8m high fence to the front and side boundary with white brickwork, concrete pillars and navy timber hoarding and black wrought iron gate to the front entrance

Address: 2 Lingfield Road, Manchester, M11 4JZ

Ward(s): Clayton & Openshaw Ward

Applicant: Felix Chum

Agent (if any): Miss Rebecca Parnell, Extension Plans UK

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 August 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 June 2025 Expired: 10 July 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is located adjacent to the north-east junction of north-east junction of Lingfield Road and North Road. The application relates to a semi-detached, two storey house set within a rectangular site formed by front side and rear gardens. The application property has re-brick elevations and a grey tiled hipped pitched roof. The street boundary (to Lingfield Road) incorporates railing fencing with an approximate height of 1 metre. Timber panel fencing is positioned along the south-east boundary. The application site does not incorporate car parking but there is an on-street car parking bay in located on the adjacent section of Lingfield Road. The neighbouring street has range of boundary treatments of varying heights, including hedges and panel fencing. Similar fencing, to the application proposal, has been erected to the street boundaries of 1 and 3 Lingfield Road and 22 and 24 Freshfield Walk.



Fig.2 – Views of the application site from North Road and Lingfield Road

Description of development

The application proposal would partially enclose the front and side garden areas through the erection of a new boundary fence comprising: upright concrete posts to a height of 1.8 metres infilled by a low brick wall with painted timber panels above. The fence would be positioned along the Lingfield Road boundary. It would also extend along a 5.5 metre section of the shared boundary with 227 North Road. An existing returning section of fencing between the side (southern) elevation and the shared boundary would be retained.

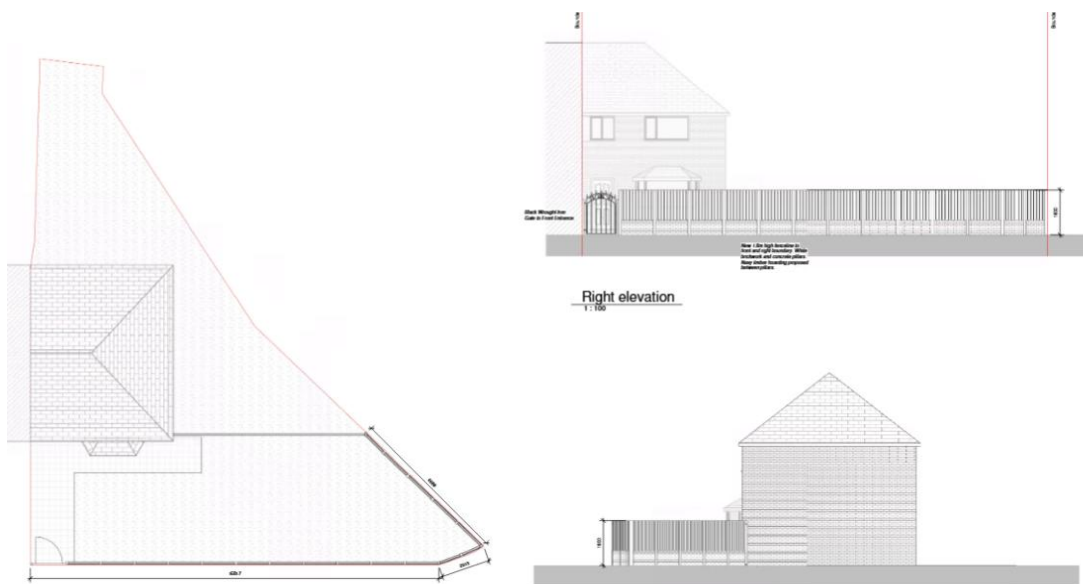


Fig.2 – Proposed layout and elevations

Consultations & Notification Responses

Local residents – One email of objection has been received. The resident is concerned regarding the appearance and visual impact of the proposed fencing to the street boundary to Lingfield Road. There is also concern the positioning of this section of fencing would result in a loss of outlook, include views of the street. The height of the fencing should be reduced.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
 - ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).
- The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

- i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The height of the proposed fencing would be excessive and would be harmful to visual and residential amenity. The development would thereby be contrary to Section 8.
- ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:
 - a) Will function well and add to the overall quality of the area over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment.

The proposed fencing would have an overly prominent appearance and would detract from the setting of the existing house and its relationship to the streetscene. It would thereby fail to accord with section 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development has been related to the following aspects of the PPG:

- i. Consultation and pre-decision matters;

ii. Health and well-being.

The development has been appropriately related to point (i) but would fail to accord with point (ii) for the reasons set out in this report.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

On balance, the development has been assessed regarding the following policies.

Policy JP-P6 – Health – Would not be accorded with due the harm caused to residential amenity attributable to the obtrusive appearance of the proposed fencing and its incongruous relationship to the streetscene.

Policy JP-S1 - Sustainable development – Would not be accorded with (as it would not deliver appropriate social and environmental benefits).

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.

On balance, it is not considered that the development would be appropriately related to its context, including the quality and character of the streetscene. Policy SP1 would not be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. For the reasons outlined below, it is not considered that proposed design of the extension would be acceptable and satisfactorily related to policy EN1.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy.

It is considered that the development would not be appropriately related to its context in terms of design, height, appearance and potential impact on visual and residential amenity. The development would thereby accord with policy DM1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this instance the principle of the application proposals is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments could be made that would make them acceptable. The applicant was informed of these concerns prior to the determination of the application.

Principle of the development – The existing boundary to the application property comprises railing fencing giving the front garage and open setting. The proposed fencing would introduce an overly strident means of enclosure that would have an overly prominent visual impact on the streetscene and an oppressive relationship to the neighbouring property (at 4 Lingfield Road). The development would thereby be unacceptable due to its height, appearance and incongruous relationship to the streetscene.

It is acknowledged that there are incidences of high fencing along street boundaries within the vicinity of the application site. However, this fencing is unauthorised. Where appropriate the siting of this fencing will be addressed through planning enforcement procedures.

The applicant was given the opportunity to reduce the height of the fencing and gate to 1.2 metres. However, the application was unwilling to reduce the fencing height to less than 1.5 metres and accepted, as agreement has not been reached, that planning permission would be refused.

Residential amenity – As discussed harm to residential amenity has been assessed in relation to the impact on the wider streetscene and to the more immediately in relation to the occupiers of the neighbouring 4 Lingfield Road. Regarding the comments of the objector, it is noted that a fence with a height of up to 2 metres could be sited along the side boundary with No 4 without planning permission (providing a suitable set back from the street boundary is maintained). The existing boundary fence would be retained allowing the retention of a sense of space of the respective garden areas. The assessment of harm to residential amenity has therefore focussed upon the visual impact of the development on the streetscene. The development would lead to

the formation of an oppressive relationship between the application site boundary and the adjacent street. The resulting harm to residential amenity would be unacceptable.



Fig.3 – Relationship between 2 and 4 Lingfield Road

Conclusion – The development would be unacceptable for the reasons set out above.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance

the principle of the application proposals is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments could be made that would make them acceptable. The applicant was informed of these concerns prior to the determination of the application.

Condition(s) to be attached to decision for approval

1) The development, by virtue of the excessive height of the proposed fencing and its siting and appearance, would form an incongruous and overbearing relationship with the streetscene. The development would thereby introduce an overly prominent feature to the streetscene, which would have a harmful impact on residential and visual amenity. The development would thereby be contrary to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, Unitary Development Planning saved policy DC1, policies JP-P6 and JP-S1 of Places for Everyone - Joint Development Plan Document and the guidance in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

229 North Road, Clayton, Manchester, M11 4LB
227 North Road, Clayton, Manchester, M11 4LB
3 Lingfield Road, Manchester, M11 4NX
1 Lingfield Road, Manchester, M11 4NX
4 Lingfield Road, Manchester, M11 4JZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA