



**MANCHESTER
CITY COUNCIL**

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141939/FH/2025

DATE REGISTERED VALID: 23 January 2025

PROPOSAL: Erection of part single/part two storey rear extension together with hip to gable conversion and rear roof dormer

ADDRESS: 12 Fairholme Road, Manchester, M20 4NT

WARD(S): Withington Ward

APPLICANT: Mr Mohammed Akram

AGENT (IF ANY): Mr Mohammed Farooq, Building Design Services

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approved

DATE OF RECOMMENDATION: 06.03.2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	26 February 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 3 February 2025 Expired: 24 February 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal is related to a two-storey semidetached dwellinghouse on Fairholme Road. The property features an existing single storey rear outrigger and hardstanding to the front for off street vehicle parking. The property features a garden to front and rear with an outbuilding to the rear garden boundary.



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Withington ward of Manchester.

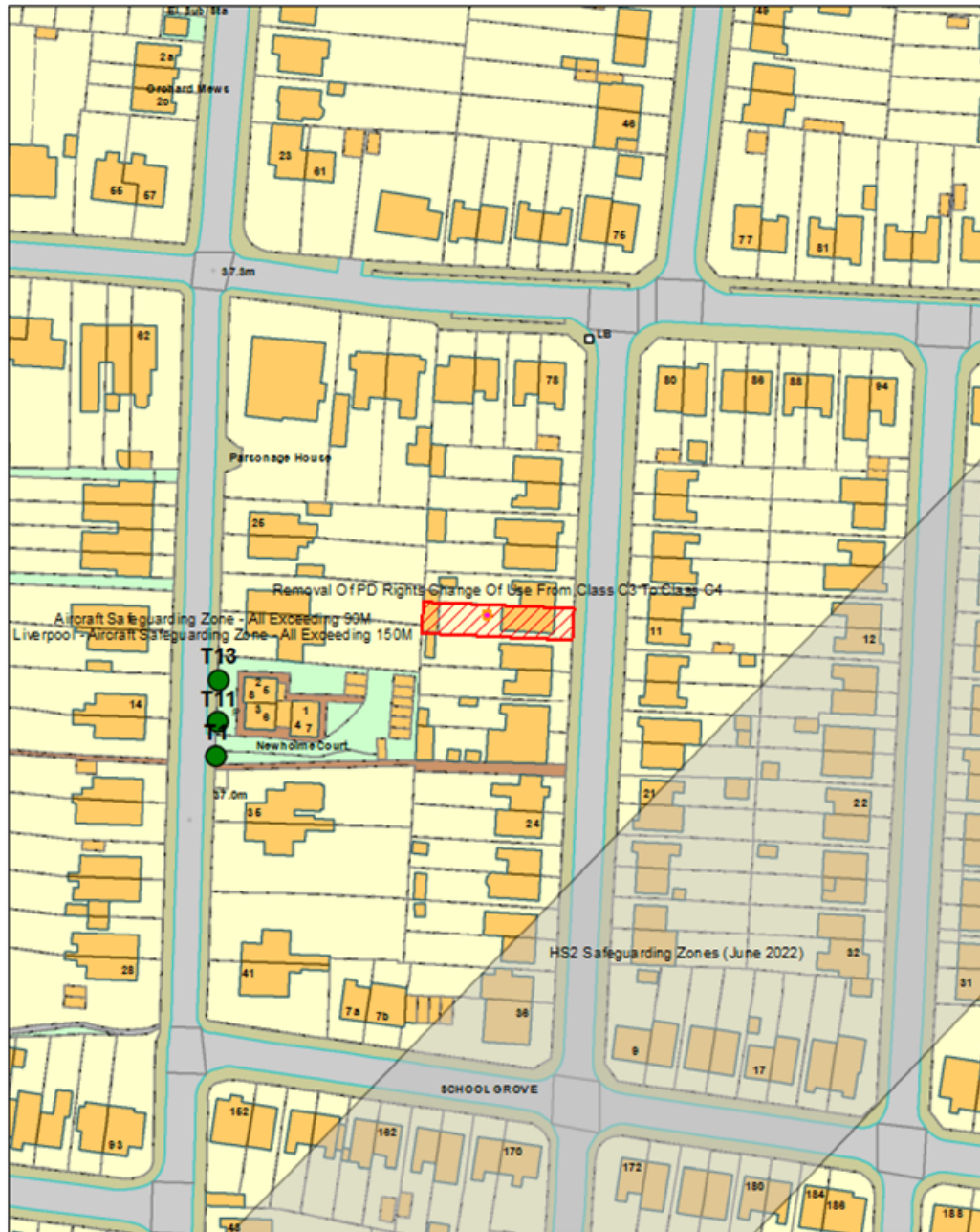


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Retention of part single/part two storey rear extension together with hip to gable conversion and rear roof dormer

PART SINGLE PART TWO STOREY REAR EXTENSION

The ground floor part of the rear extension projects 3600mm on the shared boundary and 5000mm on the detached side and spans the full 6150mm of the existing property enclosing the existing outrigger. The single storey part is finished in matching brick with a flat roof. The first-floor part of the extension projects 3460mm and spans 3350mm from the existing detached side elevation. The first floor is finished in matching brick with a flat roof. The rear extension features new glazing to the side and rear.

HIP TO GABLE CONVERSION AND REAR ROOF DORMER

The proposed would convert the existing hipped roof to a gable end roof and insert a roof dormer within the main rear roof slope. The roof is finished in tile to match and the dormer in UPVC white cladding.



Figure 3. Proposed elevations

PLANNING HISTORY

ENF/15675/23

Description: Enforcement Enquiry - Development not in accordance with the approved drawings attached to planning permission (our ref: 125089/FH/2019)

Decision: Notice issued 29/02/2024

125089/FH/2019

Description: Erection of a part single, part two-storey rear extension together with the installation of a rear dormer following conversion of roof from hipped to gable to form additional living accommodation

Decision: Approved 18/12/2019

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

2no representations were received in objections with concerns regarding

- Use as a House of Multiple Occupancy (C4 HMO)

The submitted application does not reference a change of use to C4 HMO. The applicant confirmed that the property is to remain a C3 single family dwelling.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The council does not support flat roofs on residential two storey rear extensions and the proposal would need to feature a hipped roof.

The dormer material would also require to be matching in colour to the existing roof.

UPDATED PROPOSED DEVELOPMENT.

The updated scheme adds a hipped roof to the scheme at first floor and notes the new cladding finish to the dormer.



Figure 4. Updated proposed elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Due to added massing impacts of the updated scheme, we resubmitted the updated plans to the same people we consulted before for an additional 14 days.

NOTIFICATIONS

LOCAL RESIDENTS

No representations received with concerns on the updated proposal.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management

- Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
- Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

PRINCIPLE

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house with a lower hipped roof line to the first-floor rear extension and sitting entirely to the rear of the existing dwelling. The roof dormer sits within the main roofline and would likely be permitted development on its own using a matching material colour as stated in the PD guidelines.

Due to its, size, position and location in relation to the neighbouring property, with the extension wholly to the rear and a set back to the first-floor rear extension, the proposal would not create an over-dominant or overbearing feature.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension, at the rear, and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No8, 17 and 20 and would not therefore disrupt the area's existing features.

It is noted that a very similar extension has permission at the address after being deemed acceptable (125089/FH/2019).

EFFECTS ON AMENITY, INCLUDING PRIVACY, LIGHT, NOISE, VIBRATION, AIR QUALITY, ODOURS, LITTER, VERMIN, BIRDS, ROAD SAFETY AND TRAFFIC GENERATION.

PRIVACY

The proposal includes adding glazing to the front, side and rear of the property. It doesn't unduly affect privacy because there are other windows to these elevations. The bathroom window in the side elevation would be required to be obscure glazed due to its position at the far protection of the extension to minimise overlooking.

LIGHT

Given the positioning of the two-storey rear extension sitting in line with the existing side elevation and sitting with an appropriate distance to the shared boundary (and the dormer sitting within the main roof line), the impact to local light is minimal.

NOISE

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

ACCESSIBILITY

The proposal does not change how people can get in and out of the building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 12 Fairholme Road involves the erection of a part single/part two-storey rear extension, a hip to gable conversion, and a rear roof dormer. The application has been carefully reviewed, considering the design, scale, and impact on the surrounding area. The proposal is found to be in line with relevant policies and guidelines, ensuring minimal impact on privacy, light, and noise for neighbouring properties. The updated scheme, which includes a hipped roof and matching dormer cladding, addresses initial concerns and aligns with the character of the area. Therefore, the recommendation is to approve the application, subject to specified conditions to ensure compliance and mitigate any potential adverse effects.

RECOMMENDATION: APPROVE

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form	22 Jan 2025		N/A
b. Drawing - Location Plan	15 Jan 2025		
c. Drawing - Existing	15 Jan 2025	1	PLANS AND ELEVATIONS
d. Drawing - Proposed	15 Jan 2025	2	FLOOR PLANS
e. Drawing - Proposed	27 Feb 2025	3 RevC	ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. FLAT ROOF RESTRICTION

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. OBSCURED GLAZING

Before first occupation the ground floor side window in the proposed extension shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6. HMO

The application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

11 Fairholme Road, Manchester, M20 4WT

Flat 3, 29 Alan Road, Manchester, M20 4WG

Flat 2, 29 Alan Road, Manchester, M20 4WG

Flat 1, 29 Alan Road, Manchester, M20 4WG

14 Fairholme Road, Manchester, M20 4NT

7 Fairholme Road, Manchester, M20 4WT

13 Fairholme Road, Manchester, M20 4WT

10 Fairholme Road, Manchester, M20 4NT

8 Fairholme Road, Manchester, M20 4NT

16 Fairholme Road, Manchester, M20 4NT

31 Alan Road, Manchester, M20 4WG

9 Fairholme Road, Manchester, M20 4WT

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA