



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS

15,760

PLANNING SUPPORT STATEMENT



PROPOSED ALTERATIONS TO EXISTING EXTENSION

AT

77 BIRCHFIELDS ROAD, MANCHESTER, M13 0XX

ON BEHALF OF MR HASHIM SHARIF

JANUARY 2025
Doc Ref: 15,760/PSS/Rev:C

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1. INTRODUCTION

This Planning Support Statement has been prepared by Howard and Seddon Architects in support of a Householder Planning Application to Manchester City Council for alterations to the property at 77 Birchfields Road, Rusholme necessary to meet the medical needs of the homeowner.

This application seeks Householder Planning Approval for the proposed alterations to the existing extension including the remodel and relocation of the first floor side and rear extension to minimise the impact on the neighbouring property.

This application seeks to provide a solution to satisfy the concerns raised by Manchester Planning Authority whilst retaining the internal areas required to provide for the medical needs of the occupant whose needs continue to increase as his condition and mobility deteriorate. Mr Sharif is officially disabled and suffers from multiple sclerosis and at the moment, he is unable to access upstairs and participate fully in family life.

2. BACKGROUND

The applicant has lived in the house for many years and is settled in the area. His family and support network are all around him. He has an emotional attachment to the house and the area.

The proposed works that were envisaged to the property were motivated by the need to adapt the property to cater for the special needs of the applicant's progressive medical condition and disability.

The applicant had a scheme prepared for the remodelling of house and that scheme was submitted for Planning permission and approved by the local planning authority. The works were then carried out to the property but unfortunately not in accordance with the approved scheme.

The Planning Department had concerns about the scheme as built. The rear dormer and single storey rear extension were considered acceptable. The concerns centred on the impact of the proposal on the street scene along Birchfields Road and the overbearing nature of the two-storey side extension which extended beyond the back line of the house and was considered too 'bulky' and adversely affected the rear of 3 Meldon Road by virtue of its mass adjacent to the boundary.

Owing to the applicant's medical condition he didn't take the opportunity to engage with the local authority to resolve the issues raised and the council therefore took enforcement action. The applicant's continuing medical condition has meant that for a long time he has continued to be disengaged from the process.

In the intervening time the Applicant's medical condition has deteriorated with a significant loss of mobility such that he has to be moved in a wheelchair making it even more essential that appropriate modifications to the house are retained so that he can remain in his home as recommended by his attending physicians.

The applicant is now being supported by family members in order to try and come to an amicable solution to the situation that will allow him to stay and live in his family home. Specifically the applicant wants to be able to sleep and wash upstairs to enable him to fully participate in his family life rather than being confined to a life of living downstairs and for his house to be extended so as his condition deteriorates the space can be utilised for treatment and therapy.

3. PLANNING HISTORY

APPLICATION REFERENCE	DESCRIPTION	DATE SUBMITTED	DECISION	DECISION DATE
125479/FH/2019	Erection of a single storey side extension, hip to gable roof alteration and installation of a rear dormer to create additional living accommodation	02.01.2020	Approved	29.04.2020
130364/FH/2021	Retention of part single storey, part two storey side/rear extension with balcony to provide additional living accommodation	12.05.2021	Refused	02.07.2021
131152/FH/2021	Erection of single storey and part two storey side extension and single storey rear extension to provide additional living accommodation	27.07.2021	Approved	21.09.2021
134157/FH/2022	Erection of a part single-storey, part two-storey side/rear extension	17.10.2022	Decline to Determine Application	12.12.2022
138445/FH/2023	Erection of a part single-storey, part two-storey side/rear extension together with a hip to gable roof alteration and installation of a rear roof dormer	13.10.2023	Decline to Determine Application	11.12.2023

4. PROPOSAL

The revised proposals put forward as part of this application have been prepared to address the planning department's concerns with the as built scheme as well as accommodate the current and future medical needs of the applicant.

Specifically, the proposals will need to include the following:

1. Sun therapy room on the south side of the house with a glazed roof light.
2. A Bedroom and accessible bathroom
3. Lift access to the first floor

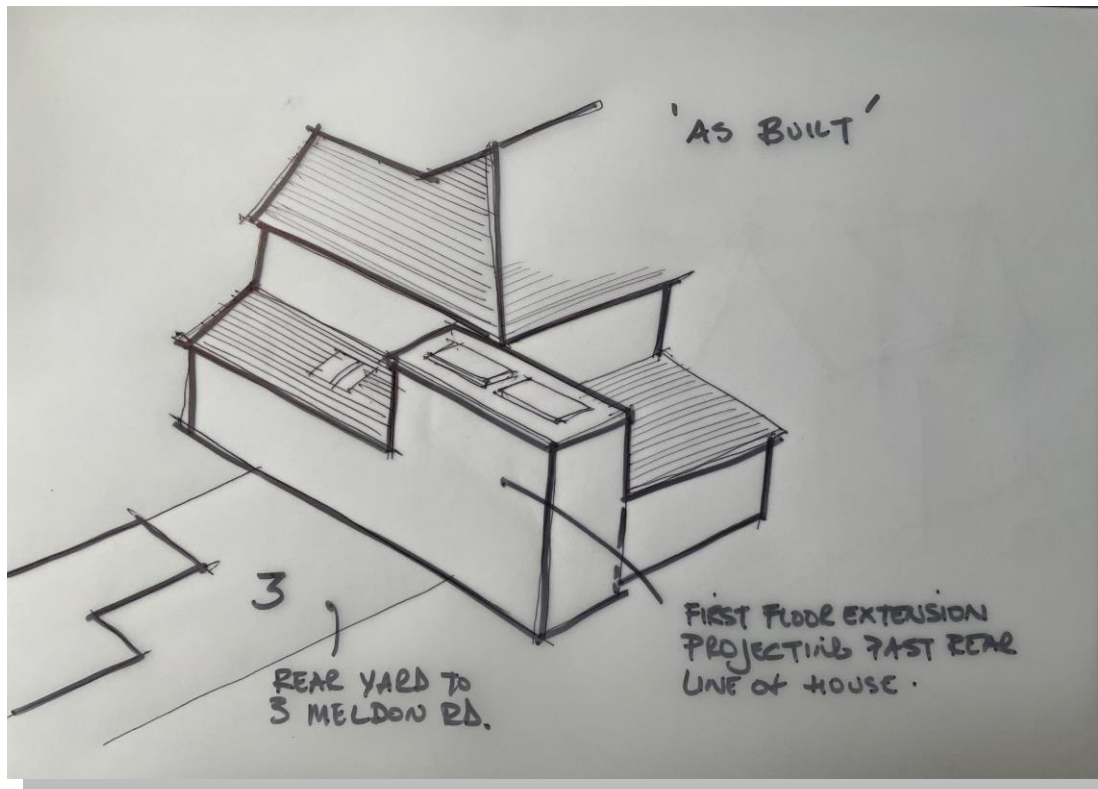
The proposal is to remodel the mass of the building and to remove the 'bulky' first floor extension that extends beyond the rear of the existing house, thereby improving the relationship with the rear of 3 Meldon Road.

This first floor block did include the essential sunlight therapy room and ensuite bathroom and is therefore essential to providing the medical support that the application needs. The applicant's condition specifically improves and responds to sunlight.

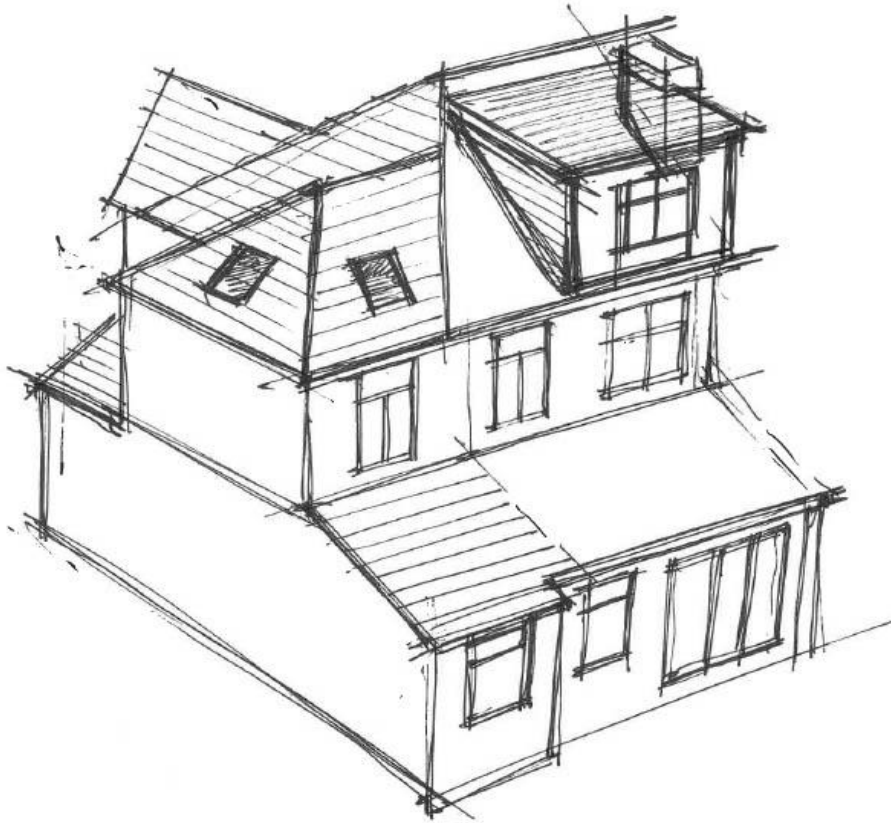
The suggestion in this proposal is to move this block forward so that it can be set within the mass of the existing gable of the original house which will minimise the impact of the mass of the property. This extension is set a couple of metres back from the front elevation to maintain the symmetry of the existing building as one half of a pair of semi-detached houses fronting Birchfields Road. It can also be linked to the front first floor bedroom to create the ensuite accommodation required and by adding a personnel platform lift from the ground floor front room the bedroom can be access from the ground floor without having to use the stairs.

The proposed pallet of materials of the new alterations would reflect the existing materials pallet and would help to minimise the limited impact of the proposal.

Extension as existing



Extension as Proposed



5. SUMMARY AND CONCLUSION

It is unfortunate that the situation has got to this stage, but we can't go back. What is important now therefore is to resolve this matter in a reasonable manner on behalf of a sick and vulnerable man who is officially diagnosed as disabled and to maintain his human right to a family life whilst maintaining the authority and integrity of a planning process that is there for the benefit of all.

Our view is that the proposed scheme would now give the necessary accommodation that would enable the applicant to continue to live in his family home whilst creating an appropriate and considered extension to the existing property that respects both the street scape and the neighbouring properties and offers a balanced design solution.

It is not thought that the proposal offends any principles of planning legislation but in so far as it does it can be only a minimal breach and the Council is invited to use its discretion as provided for by the Council's own disability discrimination policy

The Councils' refusal to assess this planning application is to discriminate against our client on the ground of disability. It has been demonstrated above that the additional space provided by the extension to the property is required to house the facilities our client requires to maintain independency.

The OMDP records The Care Act places a much greater emphasis on well-being and local authorities have a specific duty to promote well-being in specific areas, including:

- Personal dignity, including treating people with respect
- Physical and mental health and emotional well-being.
- Control by the individual over day-to-day life, including choice, and control over how their care and support is provided
- Domestic, family and personal relationships

- Suitability of living accommodation

Our client's medical condition is exacerbated by stress and so the family are keen to find a resolution. The Council's lack of engagement and refusal to determine or assess proposed solutions is in fact contributing to the decline in our client health and wellbeing.

We believe that the modifications proposed to the extension will provide an acceptable solution that minimises the impact the built form may have on its surroundings whilst providing our client with the space and facilities that are required to provide a quality of life and an acceptable level of independence.

6. APPENDICES





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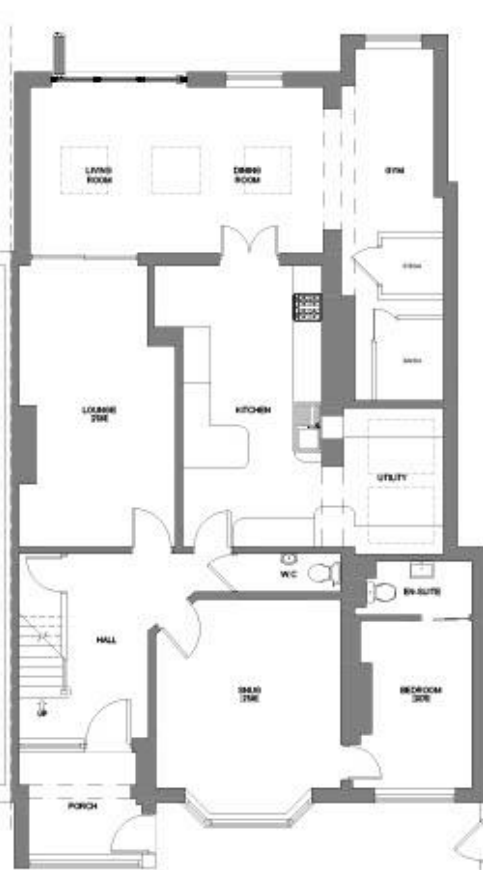
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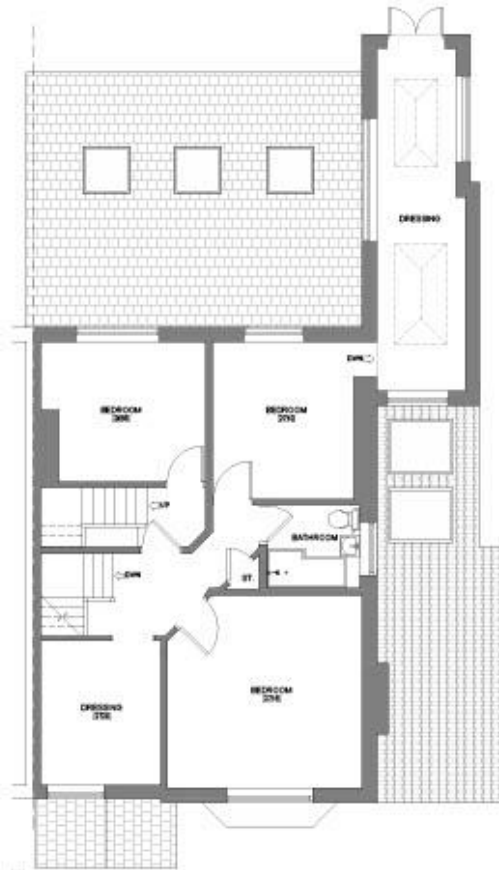
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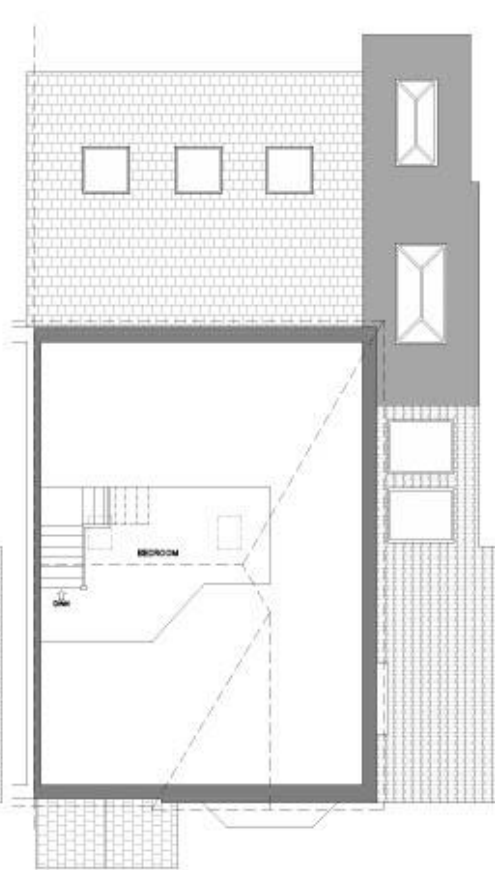
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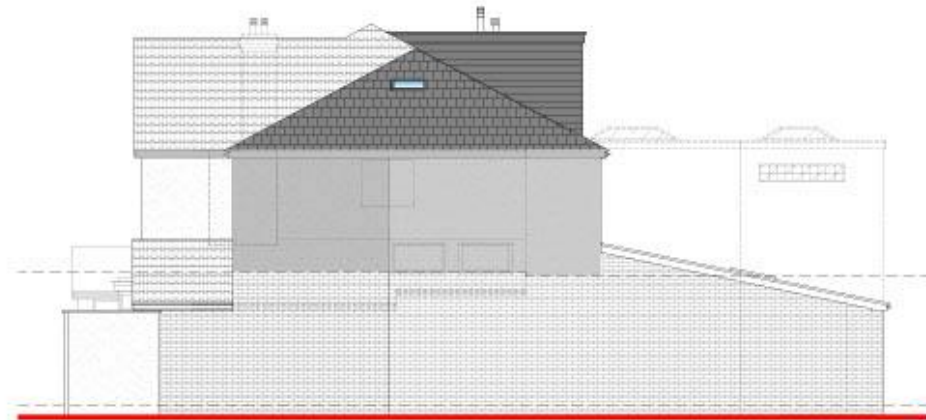




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PROPOSED ALTERATION/EXTENSION 77 BIRCHFIELDS ROAD LONGSIGHT MANCHESTER M13 0XX		
CLIENT MR MOHAMMED SHARIF		
DRAWING TITLE AS PROPOSED ELEVATIONS		
EXHIBIT	BY	DATE
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