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Planning Department
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19th January 2023

Dear Sir/Madam

Proposed Extension to 84 Braemar Road, Fallowfield, Manchester M14 6PG



Aerial view courtesy of Google Earth

I enclose an application for a first floor rear extension to the above property.

The property is lawfully occupied as a 4 bedroom HMO contained within a two-storey terraced house, with a small ground floor kitchen outrigger. The first floor bathroom is located in a small room to the rear which will be extended over the kitchen. This will allow for the relocation of the smallest bedroom from the front of the property into a larger room at the rear. A new shower room will be located to the front and the adjoining front bedroom will be slightly enlarged. The result is that two of the bedrooms will be enlarged (one of which is very small) to optimise the use of the property and improve the layout of the accommodation.

The proposed layout is shown below.



Proposed Layout

The proposal is similar to a number of first floor extensions in the area which were the subject of enforcement action a decade ago. Appeals were lodged against some of these enforcement notices and several were successful. The principles on which the successful appeals were determined are set out in the Inspector's letter for 62 Braemar Road, which is attached (Appeal Ref: APP/B4215/C/11/2167651) as follows:

There are 3 main issues, namely:

1. The effect of the development on the character and appearance of the area;
2. The effect on neighbours' living conditions, in terms of overlooking and privacy; and
3. Whether the development is acceptable having regard to development plan policy concerning the extension of Houses in Multiple Occupation (HMOs) in areas of high concentration of such properties.

Applying these principles to the current proposal:

1. As with other approved first floor extensions, this proposal is not prominently located within the public domain, being 30m from Lindleywood Road and screened by neighbouring houses. The extension will be constructed of reclaimed brick, with a Welsh slate roof to match the existing property and will therefore have no adverse impact on the character of the area.

2. The proposal is similar to all the other successful appeals for first floor extensions in the area, as it will make "no significant difference to the privacy enjoyed in the houses to the rear".

Points 1 and 2 above confirm the compatibility of the proposal with saved UDP Citywide Development Control Policy 1. for Residential Extensions.

3. The proposal will not infringe Core Strategy Policy H11, as it will not result in any increase in the occupation of the property, as a 4 bedroom small HMO within the C4 use class and merely provides for a qualitative improvement of the accommodation.

The proposal is therefore in accordance with the development framework.

Please let me know if there is anything further you require, otherwise I look forward to your determination at the earliest opportunity.

Yours sincerely

Stephen Lamb DipTP MRTPI