

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 145269/FH/2026

Date registered valid: 25 February 2026

Proposal: Erection of a 2m high fence with a 300mm trellis on top of the fence.

Address: 6 Oakfield Road, Manchester, M20 6XA

Ward(s): Didsbury West Ward

Applicant: Mr Peter Folkman

Agent (if any): Mrs Joanne Walker Walker Simpson Architects

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 April 2026

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 March 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 2 March 2026 Expired: 23 March 2026

Site notice: Posted: 12 March 2026 Expired: 2 April 2026

Press advert: Published: 10 March 2026 Expired: 31 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

Description of site/building

The proposal related to a large detached dwellinghouse on Oakfield Road. The property features an existing single storey conservatory addition and detached garage/outbuilding. The property features hardstanding to the front for off street vehicle parking and surrounding gardens.

Description of area

The proposal is in a mostly residential part of the Didsbury East ward of Manchester. The site is within the Blackburn Park conservation area.

Description of development

Erection of a 2m high timber panelled fence with a 300mm timber trellis on top of the fence.

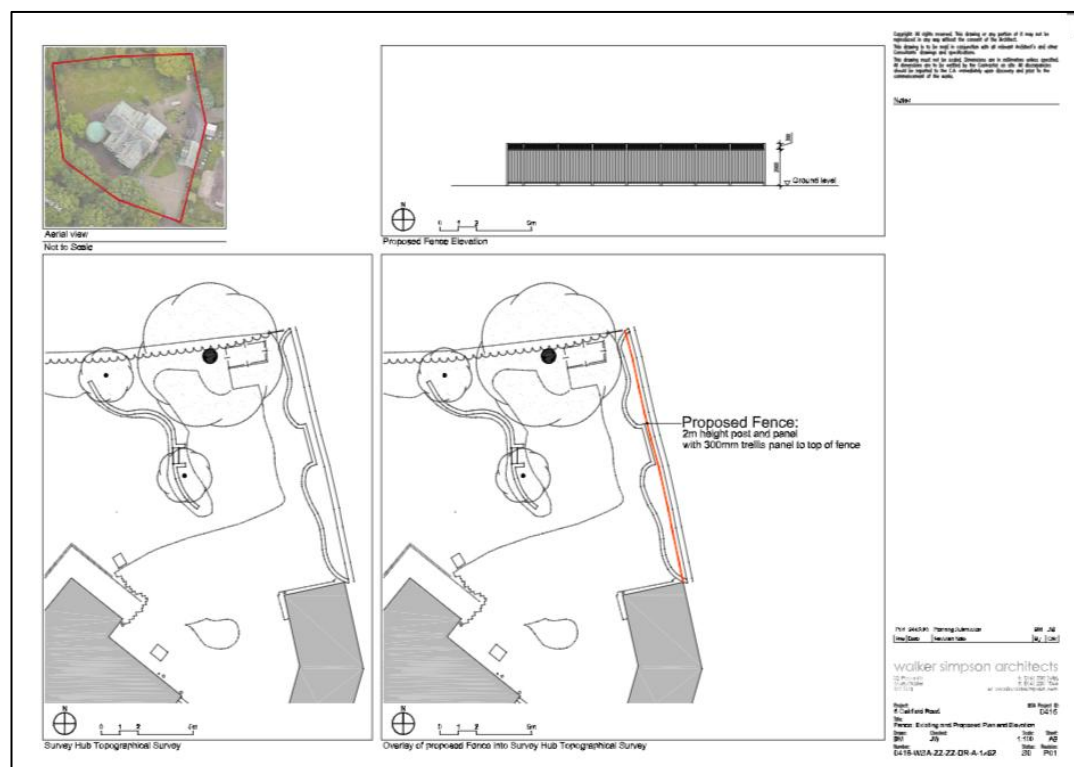


Figure 1. Proposed plan

PLANNING HISTORY

145270/LP/2026

Description: Construction of a pergola 2.5m height.

Decision: Pending consideration

141726/FH/2024

Description: Erection of access ramp to rear

Decision: Approved 05/02/2025

054590/FH/SOUTH1/98

Description: Erection of 2.3m high wall and single storey extension to existing garage.

Decision: Approved 03/08/1998

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comments in objection to the proposed development with concerns regarding:

- Height and Dominance
- Impact on the Heritage Wall
- Effect on Protected Trees
- Visual Impact in Conservation Area
- Contribution to a Sense of Enclosure
- Overbearing and Overshadowing Concerns
- Loss of Amenity / Outlook

Publications

Site Notice and Press Advertisements

No representations received

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [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
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 9 – Green Infrastructure
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC18 - Conservation Areas
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process

ASSESSMENT

Principle of development

The proposal relates to a householder boundary treatment within an established residential area. Boundary fences are a common feature in residential areas and the works remain domestic in scale. Although the site lies within the Blackburn Park Conservation Area, a fence of the form proposed is not considered to harm the overall character of the CA.

Under permitted development rules, a boundary treatment up to 2 metres in height could ordinarily be erected without planning permission there are no restriction with regards to the type of boundary treatment that could be installed; this is the fallback position, an assessment of the additional 300mm trellis to be installed requires assessment. Given the fallback position and the limited increase in height above the permitted development rights for the installation of a boundary fence in this location, together with the modest visual effect, the principle of development is considered to be acceptable, subject to further consideration of the design, heritage considerations and impacts on residential amenity.

It is noted that there is a separate certificate of lawful proposed development application running parallel to this planning application for a 2.5m pergola, however this is separate to this application and is simply to confirm whether such a structure is permitted development and the lawfulness of that proposal.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed fence and trellis are designed to reflect a standard garden boundary treatment. Other than the application property the main visible effect is toward No. 26 Pine Road; however, given the separation between the properties, the presence of existing boundary features, and the permitted-development fallback position of a 2-metre fence, the proposal is considered acceptable.

Due to its size, position and overall scale, the fence is not considered to create or lead to an over-dominant or overbearing feature for neighbouring occupiers.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Only limited views of the proposed fence and trellis would be available from the street. Given its position within the application site, its height and massing, and the use of materials that reflect standard garden boundary treatments, the development is not considered to harm the character of the surrounding area. The proposal is also comparable in size and scale to other boundary treatments nearby, as such it is considered to not give rise to harmful impacts to the established street scene.

Effects on amenity

Privacy

The proposal relates solely to a boundary fence and trellis at ground-floor level. It does not introduce any new openings or raise existing ones and therefore has no meaningful negative effect on overlooking or privacy for neighbouring properties and would likely increase privacy between neighbours.

Light

As the proposed boundary treatment is relatively standard in terms of its height and is positioned along the boundary between neighbouring gardens, its effect on natural light levels to neighbouring properties is not considered to be significant and is acceptable.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

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

Vehicular access and car parking

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

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The site lies within the Blackburn Park Conservation Area, and the Council must therefore give special regard to preserving its character. Blackburn Park is a well-established residential area where development control aims to maintain the quality of the environment. While change is sometimes

necessary as buildings and boundaries age, new development must be modest and sympathetic to its surroundings.

The proposed fence and trellis are considered to be modest in terms of its scale and would sit comfortably within the existing plot. Its height, design and materials are consistent with other boundary treatments in the area, and they would not appear out of place within the street scene.

An objection raised concern that the proposed fence and trellis would obscure the existing brick boundary wall. While the wall contributes to the established garden character, the proposed boundary treatment is modest, domestic in scale and typical of boundary features within the conservation area. Its introduction would not harm the overall character or significance of the Blackburn Park Conservation Area. It is also noted that, as the fence would be located on the 6 Oakfield side of the boundary, the wall would remain visible from the adjoining neighbouring property.

As a result, the development is considered to give rise to a very low level of harm to the character and appearance of the conservation area. Any harm would fall within the “less than substantial” category identified in the National Planning Policy Framework. The new boundary treatment would allow visual separation between residential plots and provide some level of privacy. The harm identified is not considered to be so significant as to warrant a refusal of the proposal given the materials, positioning and relationship to the wider streetscene.

Green Infrastructure including open space, both public and private

There is some low-level border planting where the proposed fencing it to be placed however given the large garden retained and the fallback position the impact is acceptable.

There are no Tree Preservation Orders affecting the trees along this boundary. As the site lies within the Blackburn Park Conservation Area, any works to trees are already subject to separate notification procedures. The proposed fence and trellis do not require tree removal or significant pruning, and their modest scale means they would not harm the health or contribution of trees within the garden. The impact on green infrastructure is therefore acceptable.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal 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.

PLANNING BALANCE

The proposal represents a small-scale form of boundary treatment within an established residential area. A fence up to 2 metres in height could ordinarily be erected without planning permission under permitted development rules, and this provides a clear fallback position with significant weight in the planning balance. The only element requiring assessment is therefore the 300mm trellis, which results in only a modest increase above what could already be built as of right. Given this, together with the domestic scale of the structure, its limited visibility from the street and its compatibility with existing boundary treatments in the conservation area, any identified heritage impact would be very low and falls within the “less than substantial” category. The development would not result in unacceptable impacts on neighbour amenity, trees, biodiversity, highways or drainage, and aligns with relevant local and national planning policy. When taking the strong PD fallback into account, the proposal accords with the development plan as a whole and there are no material considerations indicating that permission should be refused.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

- | | | |
|----------------------------------|-------------|--------------------------|
| a. Drawing - Location Plan | 25 Feb 2026 | THE LOCATION PLAN |
| b. Drawing - Existing & Proposed | 25 Feb 2026 | 0416-WSA-ZZ-ZZ-DR-A-1252 |
| PLAN AND 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. Materials as agreed

The materials used in the external surfaces of the development hereby approved shall be as follows:

- a. Timber panelled fencing and timber trellis

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

APPENDIX 1 – LIST OF CONSULTÉES & NEIGHBOURS NOTIFIED

The Bungalow, 1A Oakfield Road, Manchester, M20 6XA

4 Oakfield Road, Manchester, M20 6XA

3 Oakfield Road, Manchester, M20 6XA

26 Pine Road, Manchester, M20 6UZ

24 Pine Road, Manchester, M20 6UZ

4 Oriel Road, Manchester, M20 6XF

APPENDIX 2 – PLANNING CONSTRAINTS

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

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA