

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143936/FH/2025
Date registered valid: 9 December 2025
Proposal: Installation of 1.8m high timber boundary fence
Address: 16 Kerscott Road, Manchester, M23 0FN
Ward(s): Brooklands Ward

Applicant: Mr Fadi Georges
Agent (if any):
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 January 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	18 December 2025	
Standard consultations:	Printed: 16 December 2025	Expired: 9 January 2026
Neighbour notifications:	Printed: 16 December 2025	Expired: 9 January 2026
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:		

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on the corner of Kerscott Road and Landkey Close. The property features an existing conservatory extension.

Description of area

The property is located in a mostly residential part of the Brooklands ward of Manchester. On the opposite of Kerscott Road is the Manchester Airport Metrolink line.

Description of development

Installation of 1.8m high timber boundary fence

The proposal removes the existing fence that sits in line with the property line and erects a 1.8m featherboard fencing (same as existing) on the boundary line adjacent the public footpath.



Figure 1. Proposed site plan

PLANNING HISTORY

049187/FO/SOUTH3/96

Description: Construction of 169 dwellings and associated roads, highway improvements, landscaping and demolition of block of flats

Decision: Approved 07/03/1996

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection to the proposed development.

Manchester City Council Arboriculture

No objection to the proposed works.

Notifications

Local Residents

No representations received.

RELEVANT POLICIES

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

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

ASSESSMENT

Principle of development

At 1.8m the proposal is 800mm above the permitted development of 1m for boundary heights adjacent a highway therefore an application for planning permission has been submitted.

In this case the principle of the development is acceptable.

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 proposal involves the installation of a 1.8-metre timber featherboard fence, matching the existing boundary treatment that is to be removed. At 1.8 metres, the fence exceeds the permitted development allowance of 1 metre for boundary treatments adjacent to a highway. The section of fencing adjoining No. 14 sits on the shared boundary and given that fences up to 2 metres in height can be erected under permitted development where they do not front a highway, it is likely that this element could be installed without planning permission.

Notwithstanding this, due to the fence's size, siting and relationship with neighbouring properties, the development would not result in an over-dominant or overbearing feature. The materials and form are appropriate to the residential context and are consistent with the surrounding character.

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.

The proposed 1.8-metre timber featherboard fence would replace an existing boundary treatment using materials and a style that match what is already present on site. These materials are typical of residential boundary treatments in the surrounding area, ensuring the development integrates appropriately within its context.

Given the modest height of the fence (800mm above PD) and its position adjacent to the public footpath, it would not appear overbearing or visually intrusive. The fence would sit comfortably within the street scene and would not enclose the corner of the property and views into Landkey Close.

It is also noted that similar boundary treatments are present elsewhere locally, including at the corner of Kerscott Road and Drayford Close, and at 133 Kerscott Road (approved by the City Council 132624/FH/2022). This demonstrates that the style and position of the proposed fence are consistent with the established character of the area.

Effects on amenity

Privacy

The proposal would have no more impact to privacy than existing.

Light

Given the location, and distances to neighbours the impact to light is acceptable.

Road Safety and Traffic Generation

Kerscott Road is subject to a 30mph limit. Highways use that speed to determine the length of visibility required. In this instance, to test whether the available visibility for a driver emerging from No.14 is acceptable.

It is considered that for this width of road, at this location, the emerging driver when positioned two metres from the kerb line will have sufficient visibility. No other issues are raised.

Highways are therefore satisfied that the proposed fence will not have an adverse impact on the Highway.

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.

Green Infrastructure including open space, both public and private

There are several trees located close to the existing boundary fence that may need to be removed as part of the proposal; however, they are not subject to any statutory protection such as a Tree Preservation Order. Manchester Arboriculture have no objection to the proposed works.

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 & CONCLUSION

The proposed development is considered acceptable in principle and, having regard to its design, scale and appearance, would not result in harm to the character of the surrounding area or the amenity of neighbouring occupiers. The fence is modest in height, uses appropriate materials, and integrates well within the street scene. There are no technical objections from consultees, and the proposal accords with the relevant policies of the Manchester Core Strategy, Places for Everyone, and the guidance within the NPPF. On balance, the scheme represents sustainable development and is therefore recommended for approval subject to the conditions set out below.

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 - Site Plan | 09 Sep 2025 | LOCATION/ SITE PLAN |
| b. Drawing - Site Plan | 09 Dec 2025 | 09 DEC 2025 PROPOSED |

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. New timber featherboard fencing panels (in light Oak matt stain) on concrete posts (6ft)

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 CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

2 Landkey Close, Manchester, M23 0FW

14 Kerscott Road, Manchester, M23 0FN

1 Landkey Close, Manchester, M23 0FW

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