
Appeal Decision

Site visit made on 4 October 2016

by D Boffin BSc (Hons) DipTP MRTPI Dip Bldg Cons (RICS) IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 01 November 2016

Appeal Ref: APP/B4215/W/16/3154589

3 Fog Lane, Manchester, Cheshire M20 6AX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Dr Lena Jassi against the decision of Manchester City Council.
 - The application Ref 111964/FO/2016/S2, dated 25 April 2016, was refused by notice dated 24 June 2016.
 - The development proposed is single storey side extension to create additional office/storage space.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is located in a prominent corner position at the junction of Fog Lane and Fairfax Avenue. The surrounding area is mainly residential in character. The properties on Fairfax Avenue have low brick boundary walls enclosing landscaped front gardens giving a verdant and spacious character to the area.
4. The proposal would be single storey with the appearance of a lean-to extension on the Fairfax Avenue frontage of the appeal property. A previous application was refused for a similar extension and the Council have referred to the appeal decision¹ that was dismissed in relation to that extension. I have not been provided with a copy of the plans for the previous scheme but the Council have indicated that the extension's width would be reduced from that of the previous scheme, the length would be the same and the height would be slightly taller.
5. Even though the current proposal would be reduced in width to that previously considered it would be in close proximity to the side boundary of the site. The previous Inspector found that *"the extension disrupts the prevailing pattern, wherein development is set back behind open plots."* I have no reason to dispute this finding and the proposal would still disrupt that prevailing pattern. The extension would not be built into the garden wall but

¹ APP/B4215/W/15/3141059

it would erode the spacious character of the area through its bulk and massing partially infilling the open area. Moreover, due to its siting the extension would appear as a prominent feature on the host building. Taking into account all of the above the extension would be intrusive and incongruous and as such it would harm the character and appearance of the area.

6. The use of matching materials would not overcome the harm that I have identified above. The fence at 2 Fairfax Avenue does intrude into the openness of the area but it does not have the bulk and massing of a built structure. As such it does not substantially erode the spacious character of the area. I acknowledge that the flank wall of the appeal property is set forward of the prevalent building line in Fairfax Avenue but there is still an appreciable distance between that wall and the boundary of the site. As such the space around the existing building reinforces the openness in the pattern of development outlined above.
7. The ancillary building to 1 Fog Lane is built on the back of the pavement but it replaced a former structure on that site and as noted by the previous Inspector the building line on that side of Fairfax Avenue is not as strongly defined. In any case, I am required to determine the appeal on its own merits.
8. In conclusion the proposal would be harmful to the character and appearance of the area. It follows that it conflicts with Policies DM1 and SP1 of the Manchester Core Strategy which, amongst other things, require that all development should have regard to the impact on and the character of the surrounding area in terms of the design, scale and appearance of the proposed development.
9. For the above reasons and having regard to all other matters raised, I conclude that the appeal should be dismissed.

D. Boffin

INSPECTOR