MANCHESTER CITY COUNCIL

Planning

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Mr. Niamat Ali
NA Design
47 Egerton Road South
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Date: 16 October 2025

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Application No.: 143791/PDE/2025
Description: Prior notification of proposed larger home extension projecting 5m to the rear with a maximum height of 3.3m and a height at eaves of 2.7m
Location: 174 Mount Road, Manchester, M18 7QS

I write in relation to the above application to inform you that the City Council **refuses** permission for the extension for the following reason(s):

Manchester City Council confirms that objection(s) have been received and the City Council has therefore assessed the impact of the development on the amenity of all adjoining neighbours.

The Council believes that the development would impact on the residential amenity of the neighbours at 176 Mount Road, as the proposed rearward projection of 5m would have an overbearing presence and create an oppressive sense of enclosure. The extension would rise above the boundary fence and, given its depth, would dominate the most used part of the garden area at no. 176. The overbearing 5m long and 2.7m high brick wall of the extension, sited directly adjacent to the party boundary, would have a detrimental impact on the outlook and residential amenity of the occupiers of no. 176.

The proposed extension is to be full width of the existing house and, with a projection of 5m, will occupy more than 50% of the useable amenity space to the rear, which is considered to be of detriment to the living conditions of the existing and future occupiers of the property. In addition, none of the houses in the immediately surrounding area have been extended to the rear and the scale of the proposed extension is considered to be out of keeping with the character and style of development in the surrounding area.

As such, the proposed extension is considered to be contrary to saved Unitary Development Plan Policies DC1.1, DC1.2, DC1.3, policies DM1 and SP1 of the Core Strategy, and Policy JP-S1 of the Places for Everyone Joint Development Plan (PfEJDP).

If the applicant is aggrieved by the decision to refuse permission or approval for the proposed development they may appeal to the Secretary of State in accordance with

Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

Should you wish to discuss this matter any further please contact Angelina Ward.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing