

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Islam Ezazul
23 Holmfirth Street
Manchester
M13 0NS

Agent (if used)

Mr Neil Sharp
Aspire Architectural Design
20 Kenford Drive
Winstanley
Wigan
WN3 6JW

Part 1 – Particulars of the application/development

Proposal: Conversion of basement to form 1 no. 2 bedroom dwelling.

Location: 23 Holmfirth Street, Manchester, M13 0NS

Date of application: 21 May 2025

Application number: 142172/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 35 Declaration

The application has been determined within the statutory timescale. In this instance the principle of the application proposal is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments could be made that would make them acceptable. The applicant's agent was informed of these concerns prior to the determination of the application.

Reason(s) for decision

1) Overdevelopment

The proposed scheme would represent an over intensive use of the property. The additional comings and goings and associated noise disturbance would be detrimental to amenity of residential occupiers in the area. The proposed development is therefore contrary to Policies EN1, SP1 and DM1 of the Manchester Core Strategy and extant Policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester. JP-Strat9, JP-S1, JP-S6, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

2) Poor standard of accommodation

The proposed scheme fails to provide adequate levels of natural light, given the limited numbers of windows serving the proposed property, and is significantly below the nationally described space standards, which would give rise to a poor standard of living accommodation for future occupiers and an inadequate residential accommodation contrary to counter to policies DM 1, SP 1, H 1, H 6, and EN 1 of the Manchester Core Strategy; DC1 Extant UDP; JP-Strat9, JP-S1, JP-H4 and JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

3) Security

The sunken entrance to the front of the property will leave the entrance and people using it vulnerable to anti-social and criminal behaviours due to a lack of natural surveillance from the public domain. The proposed development is therefore contrary to the provisions of Core Strategy policy DM1.

4) Impact on parking and highways

The proposed scheme is likely to increase demand for the limited space available for parking on street, as there will be no increase in the provision of off-street parking. The additional demand for on street parking would have a detrimental impact on the amenity of the area and is therefore contrary to the provisions of Core Strategy Policy DM1, EN1, SP1 and T1 and saved Unitary Development Plan policy DC5.

Date: 15 July 2025

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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/appeal-planning-decision. 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.