

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Abdul Qayum
56 - 58 Errwood Road
Manchester
M19 2QH

Agent (if used)

Mr Ahmad Turkmani
AT A. Design
12 Hastings Gardens
Stockport
SK5 8BF

Part 1 – Particulars of the application/development

Proposal: Erection of a part single, part two storey rear extension, two storey front extension, installation of rear dormer together with the application of render to front and side and creation of vehicular access and ground floor office (Class E)

Location: 56 - 58 Errwood Road, Manchester, M19 2QH

Date of application: 2 September 2025

Application number: 143875/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 principle of the application proposals 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) The development would result in the formation of disproportionately large and excessively bulky extensions to 56 - 58 Errwood Road. The development would thereby fail to maintain the defining characteristic of the existing property, including the articulation and spaces above and between the component parts of its built form and composition of the roof. The development would thereby undermine the architectural quality of 56-58 Errwood Road and its relationship to neighbouring houses and the streetscene. The development would thereby be unacceptable having an unduly harmful impact on visual amenity and the character of the area in general, and contrary to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, saved

policies DC1.1 and DC1.2 of the Unitary Development Policy, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

2) The design of the proposed development has not been satisfactorily informed by and related to the appearance and architectural form of the existing property at 56 - 58 Errwood Road. This includes the uncharacteristic use of white render, the incorporation of extensive glazing to the central bay (east elevation) and side (southern) elevation of the rear extension, the formation of a visually obtrusive canopy and supporting columns to the central bay and the incongruous composition of the roofscape. The development would thereby be inappropriately related to the character and appearance of 56-58 Errwood Road and detrimental to visual amenity and character of the street scene, contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC1.2 of the Unitary Development Policy, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

3) The use of the roof terrace, as detailed on drawings referenced PP217-3/25 Proposed layout and PP217-3/25 Proposed elevations, would potentially result in the undue overlooking of neighbouring rear garden areas, particularly 60 Errwood Road. The resulting loss of privacy and overbearing impact would be unduly harmful to residential amenity and contrary to policies SP1, and DM1 of the Core Strategy for the City of Manchester, saved policies DC1.1 and DC1.2 of the Unitary Development Policy, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

4) The submitted drawing referenced: PP217-1/25 has failed to demonstrate that there would be sufficient space to allow a car to manoeuvre and appropriately access and egress the proposed car parking space via Errwood Road without causing potential harm to the safety of pedestrians and pushchair and wheelchair users. The development would thereby be unacceptable and contrary to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

5) The proposed ground Class E office (as detailed in drawing PP217-3/25 Proposed layout) has the potential to generate additional activity, noise and disturbance by staff and visiting members of the public. There is also potential for additional traffic movement and demand for on-street car parking resulting from the operation of the Class E office. The proposed office use would thereby be harmful to the amenities and character of the surrounding residential area and be contrary to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

Date: 28 October 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.