MANCHESTER CITY COUNCIL

Planning

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Date: 10 October 2025

Dear Sir/Madam,

Decline to Determine Application
Application No: 143792/FH/2025
Proposal: Retrospective application for the erection of a single storey rear extension
Address: 16 Anfield Road, Manchester, M40 3NS,

I refer to the above planning application, which was registered valid on 21 August 2025.

The City Council has exercised its powers to decline to determine the application, pursuant to Section 70A of the Town and Country Planning Act 1990.

Under Section 70A of the Town and Country Planning Act 1990 (as amended), a Local Planning Authority may decline to determine an application for planning permission, if the Secretary of State has dismissed an appeal against the refusal of a similar application in the two years prior to the submission of that application.

In the opinion of the Local Planning Authority, the proposal forming this planning application as set out in the submitted documents and associated plans, is similar to a previous planning application (Ref: 142035/FO/2025) that the Local Planning Authority refused on 6 March 2025 and the Secretary of State subsequently dismissed at appeal (Ref: APP/B4215/W/25/3364975) on 28 July 2025.

As the Council have already deemed the development to be unacceptable, and there has been no material change in circumstances in the intervening period;, then pursuant to Section 70A of the Town and Country Planning Act 1990 (as amended), the Council as Local Planning Authority, hereby declines to determine the application and the appropriate entry will be made in the planning register to reflect this decision.

As the decision to decline to determine the application has been made within the statutory 8 week period, there is no right of appeal to the Secretary of State against non determination under Section 78, as that right is lost under the provision of Section 78(2)(aa).

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing