

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr S Roberts
C/o Agent

Agent (if used)

Mr David Bitan
Debtal Architecture Ltd
72 Bury New Road
Prestwich
M25 0JU

Part 1 – Particulars of the application/development

Proposal: Erection of single storey side and rear extension

Location: 6 Melton Road, Manchester, M8 4HG

Date of application: 28 April 2025

Application number: 142685/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 by virtue of its scale and massing would result in the formation of a disproportionately large and bulky addition to the application property. The development would thereby undermine the character of the application property and its relationship to surrounding houses and cause less than substantial harm to the Crumpsall Conservation Area and be harmful to the residential and visual amenities of the area contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

2) The siting the proposed extension would result in the substantial loss of the rear garden area thereby undermining the provision of usable amenity space and the characteristic setting of the application property. The resulting siting of the rear extension would result in the excessive overdevelopment of the site and the formation of an overbearing and visually obtrusive impact on the neighbouring 8 Melton Road. The development would hereby be contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

3) The design of the proposed extension would fail to reflect the character and appearance of the application property and its relationship to the Crumpsall Conservation Area, including its proportions roof design and materials. The development would therefore be contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

4) The proposed incorporation of two pairs of patio doors within an elevation sited immediately along the northern elevation would fail to secure an appropriate demarcation of public and private space. The positioning of the proposed patio doors adjacent to an alleyway would not achieve appropriate natural surveillance and would thereby be vulnerable to attack and unauthorised entry. The development would undermine the security of the ground floor apartment and increase the risk of crime, which would be contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

5) The development has not been supported with details to demonstrate the appropriate storage of waste and recycling bins to safeguard residential amenity and the character of the surrounding Crumpsall Conservation Area. The development would thereby be contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

Date: 23 June 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.