MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Mohammed Salim
4 Castle Hill Road
Manchester
M25 0FR

Agent (if used)

Mr Niamat Ali
NA Design
47 Egerton Road South
Manchester
M21 0YW

Part 1 – Particulars of the application/development

Proposal: Installation of steel staircase with raised balustrade accessed via the rear yard and formation of new door and window to the rear elevation at first floor level.

Location: 2 Albert Road, Manchester, M19 3PJ

Date of application: 4 February 2026

Application number: 145103/FO/2026

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

In this case, the development is contrary to the adopted development plan and would not improve the economic, social or environmental conditions of the area. In this case, the development could not be amended to secure and appropriate design or mitigate against identified harm to residential amenity. The applicant's agent was informed of these concerns prior to the determination of the application.

Reason(s) for decision

1) The development, involving the retention of an external staircase and associated addition of new privacy screens to the balustrades would lead to the formation of unduly prominent and visually incongruous features to the rear of the application property. The development would thereby detract from the characteristics of the rear elevation of 2 Albert Road and its setting and relationship to the adjacent public car park. The development would be harmful to the character of the building and its context and the amenities of the area and thereby contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan and the guidance in the National Planning Policy Framework.

2) The development, by virtue of its prominence and massing, would have an overly prominent and overbearing impact on first floor windows to neighbouring residential accommodation at 4A Albert Road and above 930 and 932 Stockport Road. The development would thereby to harmful to visual and residential amenity and contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan and the guidance in the National Planning Policy Framework.

3) The development, including the attachment of privacy screens to the balustrades, would lead to the formation of a secluded and partially enclosed space adjacent to the elevated rear first floor rear doorway. The development would thereby leave future occupants of the related flat vulnerable to crime. The development would thereby be harmful to residential amenity and the security of the first floor flat (above 2 Albert Road) and contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan and the guidance in the National Planning Policy Framework.

Date: 30 March 2026

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.