

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Zeeshan Ali
Trafalgar House
Slack Road
Manchester
M9 8AW

Agent (if used)

Mr Subhan Saleem
Saleem Architects
64 Heaton Street
Bury
M25 1HH

Part 1 – Particulars of the application/development

Proposal: Conversion of existing garage, first floor front extension with front and rear dormers and balcony and alterations to the roof of the rear extension including elevational alterations

Location: Trafalgar House, Slack Road, Manchester, M9 8AW

Date of application: 9 September 2025

Application number: 143847/FH/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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a proactive manner. Whilst the agent indicated verbally that the application would likely be withdrawn, no formal written instruction was received from the agent and the application is therefore refused in a timely manner.

Reason(s) for decision

1) The proposed first floor front extension with front dormer and balcony by reason of its siting, scale, massing, height, projection beyond the primary building line, flat roof extension and southern orientation would give rise to an extension which creates an overbearing feature to the detriment of surrounding properties especially 159 Waterloo Street and 13, 15 and 15a Slack Road. The first floor front extension and front dormer with the insertion of 6 windows/ doors and elevated balcony gives rise to adverse

privacy implications to the detriment of 159 Waterloo Street and 13, 15 and 15a Slack Road. As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

2) The proposed first floor front extension with front dormer and balcony by reason of its siting, scale, massing, height, design and external appearance would give rise to an extension which: is not subservient to the host property, in turn creating an overly large and bulky feature; results in design features which are not architectural features of the surrounding context and so forms an incongruous and alien feature within the street scene, which would fail to enhance the appearance of the area generally. The scheme is considered to constitute over development on the site. As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Date: 4 November 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 12 weeks of the date of the notice of this 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 12 weeks).

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-householder-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.

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.