MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Jamie Brewer
Ocean Blu Developments Limited
40 Ashdale Crescent
Manchester
M43 6PT

Agent (if used)

Mr Joseph Lockley
Lockley Design & Build Ltd
70 Rose Avenue
Salford
M44 6AG

Part 1 – Particulars of the application/development

Proposal: Change of use from a dwellinghouse (Class C3) to a 5-bedroom, 5-person House in Multiple Occupation (Class C4).

Location: 711 Ashton New Road, Manchester, M11 4QJ

Date of application: 12 January 2026

Application number: 144869/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

Reason(s) for decision

1) The proposed development would result in the reduction in supply and availability of family housing within the local area. The development would thereby fail to positively respond to an identified housing need and thereby undermine the formation of cohesive and sustainable neighbourhoods where people would choose to live. The development would thereby be contrary to policies DM1, H1, H4 and SP1, of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S1 contained within Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance with the National Planning Policy Framework.

2) The proposed development and its operation as a house in multiple occupation (HMO)) would result in the overly intensive use and potentially transient occupation of the application property. It would also result in a consequential increase in the levels of activity, noise and disturbance and potentially generate additional traffic and demand

for on-street car parking. The proposed use as an HMO would have a detrimental impact upon the amenity of neighbouring residents, character of the area and the delivery of a sustainable community, which would be contrary to policies DM1, H11, SP1 and T1 of the Core Strategy for the City of Manchester, and policies JP-P6 and JP-S1 contained within Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance with the National Planning Policy Framework.

Date: 20 February 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.