MANCHESTER CITY COUNCIL

Planning

Growth & Development Directorate

Register of Applications

Application Reference

144476/OO/2025

Date Registered

1 December 2025

Applicant's Name & Address

Mr Mohammed Yusuf, 127 Oswald Road, Manchester, M21 9GE,

Agent's Name & Address (where applicable)

Mr Daanyal Shairaz, DS Design & Planning, Thornton Avenue, Bolton, BL1 5PJ

Location

127 Oswald Road, Manchester, M21 9GE,

Proposal

Outline application (access, appearance, layout and scale to be considered, landscaping to be reserved) for the erection of a two storey detached building to form 4 no. self-contained flats.

Ward(s)

Decision

Refused

Date of Decision

22 January 2026

Article 31 Declaration

The proposal was assessed against the policies within the Manchester Core Strategy Development Plan Document and the guidance contained within the National Planning Policy Framework. The applicant was advised that the proposal would have a detrimental impact upon the existing levels of visual and residential amenity enjoyed within the vicinity of the site. As the nature of the proposal is considered to be unacceptable and the applicant has requested that the proposal be determined in its current format, a solution that was acceptable to both the Local Planning Authority and the applicant could not be reached.

Reason(s) for decision

1) The proposed development, by reason of its scale, siting, and plot subdivision, would represent an overdevelopment of the site that would result in a cramped and incongruous form of development out of keeping with the established pattern of development and overall character of the surrounding area. The development would therefore be detrimental to existing levels of visual amenity enjoyed within the vicinity of the site, contrary to

Policies JP-H2 and JP-H3 in The Places for Everyone Joint Development Plan Document, the guidance contained within the National Planning Policy Framework and National Design Guide, Policies SP1 and DM1 in the Manchester Core Strategy.

2) The proposed development, due to its design and siting, would provide inadequate levels of private amenity space which would lead to the creation of poor living standards. As a result, the proposal would be contrary to the guidance contained within the Manchester Residential Quality Guidance, the National Planning Policy Framework, the National Design Guide, Policies JP-H2 and JP-H3 in The Places for Everyone Joint Development Plan Document and Policies SP1 and DM1 in the Manchester Core Strategy.

3) The windows in the proposed rear and side elevations, due to their close proximity to the boundaries with no. 125 Oswald Road, the alleyway and the rear elevation of no. 127 Oswald Road, would lead to the direct overlooking of the nearest dwellings and associated rear gardens, resulting in a sense of intrusion and loss of privacy that would have a detrimental impact upon the levels of residential amenity enjoyed by the residents of those properties. This would be contrary to Policy DM1 in the Manchester Core Strategy and guidance contained within the National Planning Policy Framework.

4) The proposed development, due to the lack of proposed off-street car parking, would lead to an increase in on-street parking in an area that experiences a high demand for on-street parking spaces. This increase in on-street parking would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Kensington Road, Oswald Road and the surrounding highway network, contrary to Policy DM1 in the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

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