Planning

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Mr Billy Whitehead
Planning Insight
12-18 Theobalds Road
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Date: 25 November 2025

Dear Sir/Madam,

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 20 Class A
Application No: 144360/P20A/2025
Prior Approval for the erection of an additional floor above the existing building, to provide 6 additional studio flats, car parking, cycle parking and associated storage. at Hilltop Court, Brooklands Road, Manchester, M8 4JH

I write with reference to the above application and advise you that prior approval is **refused** for the following reason(s):

1) The proposed works go beyond engineering operations reasonably necessary for the construction of the additional storey and new dwellinghouses. Specifically, the scheme includes the formation of two car parking spaces to the rear of the host building, which would require the removal of an existing substation and soft landscaping. These elements amount to separate operational development.

As such, the proposal fails to comply with the provisions of Schedule 2, Part 20, Class A, paragraph A.(a) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and therefore planning permission is required.

Should you wish to discuss this matter any further please contact Steven McCoombe.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.