MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Refusal of Prior approval Part 1 Class A.1(ea): Larger home extension

Part 1 – Particulars of the application

Proposal:

Prior notification of proposed larger home extension projecting 3.3m to the rear with a maximum height of 3.95m and a height at eaves of 3m.

Location:

11 Whitehaven Gardens Manchester M20 2SY

Application reference:

NOT-2026-000122

Applicant:

Mr Keasberry & Mrs Hoon-Keasberry

Date of application:

28 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that application referred to in Part 1 has been **refused** for the following reason(s):

1) In paragraph A.1(ja) of the Order, development is not permitted where “any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)".

   It is clear from the submitted plans and enquiries of the planning history associated with the property, that planning permission was granted on 20 February 2006 under reference 077823/FH/2005/S2, for the erection of a two-storey side and rear extension; that extension was subject to a Building Regulations completion certificate dated 27 March 2008.

   If this additional rearward proposal were to be constructed, it would extend beyond the rear wall by more than 3m, but also join to the existing two-storey side and rear extension as approved under the above planning permission; at this point the total enlargement of the house would then consist of more than one storey, thereby exceeding the limits in sub-paragraph (h).

   Furthermore, the enlarged part of the dwellinghouse (the proposed extension and the previous extension) would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres, thereby exceeding the limits in sub-paragraph (i).

   Finally, in sub-paragraph (j) development is not permitted where "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse...," and “…(i) exceed 4 metres in height, (ii) have more than a single

storey, or (iii) have a width greater than half the width of the original dwellinghouse". In the interpretation section of the Order the word "original" is stated to mean - (a) in relation to a building existing on 1 July 1948, as existing on that date; (b) in relation to a building built on or after 1st July 1948, as so built. The proposal, when connected to the existing two-storey side and rear extension, will then extend beyond the side elevation of the original dwellinghouse, thereby exceeding all of the limits set out in sub-paragraph (j).

Date: 23 June 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 is to be treated as a refusal of this application, in accordance with paragraph A.4(3) of the Order.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission, 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 the decision.

   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.
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.