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 6m to the rear with a maximum height of 3m and a height at eaves of 3m.

Location:

3 Cedric Road Manchester M8 4JE

Application reference:

NOT-2026-000443

Applicant:

Jacob Eckstein

Date of application:

10 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is required and has been **refused** for the details of the application referred to in Part 1 for the following reason(s):

1) Manchester City Council confirms that objection(s) have been received and the City Council has therefore assessed the impact of the development on the amenity of all adjoining neighbours.

   The Council believes that the development would impact on the residential amenity of the neighbours at No. 1 Cedric Road, as the proposed rearward projection of 6m would have an overbearing presence and create an oppressive sense of enclosure. The extension would rise significantly above the boundary fence and, given its depth, would dominate the most used part of the garden area at No.1 and consequently will have an unacceptable impact on the visual outlook from the main habitable room and on the amenity of the occupiers. In addition, the overbearing 6m long and 3m high presumed blank wall of the extension, would make the room to the rear of the house appear dark and gloomy and generally less pleasant to use. The overbearing 6m long and 3m high presumed blank wall of the extension, would make the room to the rear of the house appear dark and gloomy and generally less pleasant to use, and would have an unacceptable impact on the outlook from a main habitable room to the rear of No. 1.

   The proposed extension is considered to be unacceptable in terms of its scale and massing and would be detrimental to visual and residential amenity within the area, contrary to saved Unitary Development Plan Policies DC1.1, DC1.2, DC1.3, and policy DM1 of the Core Strategy.

Date: 24 July 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.
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.