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 4m to the rear with a maximum height of 2.65m and a height at eaves of 2.4m.

Location:

8 Barcicroft Road Manchester M19 1NS

Application reference:

NOT-2026-000238

Applicant:

Mr Ashraf Javaed

Date of application:

19 June 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) The above application was submitted to us on 7 May 2026.

When assessing the criteria of the larger homes extensions under Schedule 2, Part 1, Class A of the above Order, the proposal must comply with all of the requirements to be permitted development; this includes all conditions, limitations or restrictions.

However, it is noted that the submitted drawing "Plan A101" shows that the proposed extension will exceed the boundary of the dwellinghouse.

Part 1 of the above Order is for "Development within the curtilage of a dwellinghouse", whilst the "Permitted development rights for householders - Technical Guidance (September 2019)" at page 7 defines "Curtilage" as "...land which forms part and parcel with the house..."

The proposed extension is not entirely within the curtilage of 8 Barcicroft Road and can therefore not be considered to be Permitted Development under the Order and an application for planning permission is required.

Date: 11 August 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.