MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Outline application for the principal of the erection of 1 no. single storey one bed house with all matters reserved

Location:

24 Abercarn Close Manchester M8 9AL

Application reference:

PLA-2026-000130

Applicant:

Mr Saleem Raja

Date of application:

29 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reasons listed below.

Article 35 Declaration

Officers have identified issues in a proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance it was not possible to negotiate an appropriate solution that was acceptable to the Local Planning Authority. Further information was sought, and the applicant was invited to withdraw the application, but sought to submit a revised scheme, which was also deemed to be contrary to policy. This revised scheme was an incomplete drawing submission, and it was not confirmed that it was a formal resubmission. The application has therefore beed determined based on the originally submitted drawings.

Reason(s) for decision

1) The proposed development, by reason of its form, scale, height, and position on site, would create a property which is out of character with surrounding properties, which fails to contribute positively to, the local area, and which would project beyond the established building line of 18-24 Abercarn Close, affecting the spacious character and views along the street to the detriment of visual amenity. The proposal would therefore have an unduly harmful impact in relation to design and appearance, which is contrary to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy, the Guide to Development in Manchester SPD, policy JP- S1 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

2) The proposed development would result in an over-intensive use of the site, with a consequential increase in the levels of activity, including increased 'comings and

goings', noise disturbance, and loss of outlook to, and overshadowing of, neighbouring properties. This in turn would have a detrimental impact upon the amenity of neighbouring occupiers, contrary to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the provisions of the National Planning Policy Framework (NPPF).

3) It has not been demonstrated that the proposal provides accommodation of a sufficient quality for future occupiers, particularly in respect of the size of the proposed accommodation and the provision of adequate private external amenity/bin storage space, which would cause unnecessary harm to the residential amenity of the proposed occupants of the living unit and which would be detrimental to the character of the local area and would fail to maintain a sustainable community. For these reasons, the development is unacceptable and contrary to policies SP1, H3 and DM1 of the Manchester Core Strategy, the Guide to Development in Manchester Supplementary Planning Guide and Planning Document and the Manchester Residential Quality Guidance, policies JP-P1 and JP-S1 of the Places for Everyone Development Plan document and guidance contained in the National Planning Policy Framework.

4) The applicant has failed to provide sufficient details to fully assess the highways implications of proposal, as the application is lacking in details relating to the provision of car parking on site and/or in the area adjoining the site. The applicant has not therefore demonstrated that there would be no adverse impact upon the existing highway network, that safe accessing and egressing of the site, by vehicles, is provided, and that there would be no adverse impact upon pedestrian safety and the amenity of local residents, in the vicinity of the site. The proposal is therefore contrary to policies T2, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The applicant has failed to provide sufficient details to fully assess the potential loss of habitats on site and Biodiversity Net Gain requirements on site. The applicant has not therefore demonstrated that there would be no adverse impact upon the existing site habitats, and biodiversity on site. The proposal is therefore contrary to policy EN15 of the Manchester Core Strategy, Policy JP-G8 of the Places for Everyone Joint Development Plan Document, guidance contained in the National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Date: 12 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 permission refers only to that required under the Town and Country Planning Act 1990 (as amended) 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 (as amended) 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.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990 (as amended), namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

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 (as amended).

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.