MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of part single, part two storey side extension and part single / part two rear extension with associated landscaping

Location:

8 Highbury Road Manchester M16 8PT

Application reference:

PLA-2026-000884

Applicant:

Mr Anjum Suhail

Date of application:

02 July 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

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Reason(s) for decision

1) The proposed extension, by reason of its excessive scale, bulk, massing and footprint, together with its siting immediately adjacent to the plot's shared boundaries, would constitute an overdevelopment of the application site. The proposal would result in a dominant and disproportionate form of development that would fail to appear as an appropriate addition to the dwellinghouse. The proposal is therefore contrary to saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the National Planning Policy Framework (2026).

2) The proposed extension, by virtue of its excessive scale, bulk and massing, would fail to appear as a visually subordinate and subservient addition to the host dwellinghouse, resulting in undue harm to the character and appearance of the application property and the visual amenity of the surrounding area. The inclusion of a crown roof and flat-roofed elements at first-floor level would also introduce an incongruous and unsympathetic form of development that would juxtapose with the established character of the original dwellinghouse and surrounding residential properties, where

traditional hipped and pitched roof forms predominate. The proposal is therefore contrary to saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the National Planning Policy Framework (2026).

3) The proposed extension, by virtue of its excessive scale, bulk and massing, together with its siting in close proximity to the plot's shared boundaries, would result in an unduly dominant and overbearing form of development that would generate a harmful sense of enclosure for occupiers of neighbouring residential properties and have a detrimental impact upon their outlook. In addition, the proposed windows positioned in proximity to the plot's shared boundaries would result in unacceptable overlooking and loss of privacy to neighbouring occupiers**.** As such, the proposal would have an unacceptable impact upon the residential amenity of neighbouring residents and is contrary to saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the National Planning Policy Framework (2026).

Date: 26 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 within 12 weeks of the date of the notice of this 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 12 weeks).

   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-householder-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 (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.