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 5.5m to the rear with a maximum height of 3m and a height at eaves of 2.5m.

Location:

25 Brookburn Road Manchester M21 8FF

Application reference:

NOT-2026-001230

Applicant:

Ms Arti Patel

Date of application:

04 August 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) This application was submitted to us on 4 August 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. In paragraph A.1(j) of the Order, 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 "...(iii) have a width greater than half the width of the original dwellinghouse"; a wall forming a side elevation is any wall that cannot be identified as being a front wall or a rear wall. In the interpretation section of the Order "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 submitted plans show that the proposed extension will extend beyond the side wall of the original dwellinghouse and project forward by approximately 2.5m to create a wraparound extension. The total width of the extension will be more than half the width of the original dwellinghouse.

As such the proposal would fail to meet the limitations of sub-paragraph (j). Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

Date: 02 September 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.