MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of a self-contained 2-bed ground floor residential dwelling to the rear of the existing property, including associated access, amenity space, refuse storage, bin storage, landscape and yard.

Location:

12 Kelstern Square Manchester M13 0XW

Application reference:

PLA-2026-000769

Applicant:

Mrs Sunaban Bibi

Date of application:

12 August 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 was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have
worked with the applicant in a proactive manner, however, it was not considered any number of revisions would overcome concerns. As such, the application is refused in a timely manner.

Reason(s) for decision

1) The proposed self-contained 2-bed ground floor residential dwelling to the rear of the existing property, by reason of the relationship between the proposed accommodation and proximity of existing residential properties would result in unacceptable levels of noise, disturbance, and general activity that would be harmful to the living conditions of the existing occupiers of the site, and neighbouring properties. The proposal fails to ensure an acceptable standard of accommodation for future occupants in relation to overlooking and provision of external amenity space. In addition, the proposal would result in unacceptable level of adverse privacy implications and the creation of an overbearing feature to the surrounding neighbouring properties. The proposal would therefore be contrary to saved policy DC6 and DC26 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Manchester Core Strategy, the Manchester Residential Quality Guidance and provisions within the NPPF, which seek

to ensure that development provides a high standard of amenity for existing and future occupiers.

2) The proposed self-contained 2-bed ground floor residential dwelling to the rear of the existing property, by reason of its siting, form, scale, massing, proposed building lines, positioning of openings and concealed entrance and access would be out of character with the historic pattern of residential development in the area and result in an incongruous feature in the streetscene.

   It would therefore be detrimental to existing levels of visual amenity enjoyed within the vicinity of the site and so be contrary to saved policy DC6 and DC26 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Manchester Core Strategy, the Manchester Residential Quality Guidance and provisions within the NPPF.

Date: 07 October 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.