MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Retention of two-bed residential dwelling and hard landscaping.

Location:

Annexe 69 Greenbrow Road Manchester M23 2FT

Application reference:

PLA-2026-000971

Applicant:

Mr Glen Attuquayefio

Date of application:

03 September 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 has been assessed against the policies of the Manchester Core Strategy Development Plan Document and the guidance set out in the National Planning Policy Framework (NPPF). During the course of the application, the applicant was advised that the proposed development would result in an unacceptable impact on the visual character of the area and on the levels of residential amenity currently enjoyed by neighbouring occupiers.

It was not possible to secure revisions that would adequately address these concerns or result in a scheme acceptable to both the applicant and the Local Planning Authority. Accordingly, the proposal is considered contrary to the relevant development plan policies and national planning guidance, and the application is therefore recommended for refusal.

Reason(s) for decision

1) The proposed development, by virtue of its excessive scale, design and siting, would constitute an overdevelopment of the site and result in a cramped, incongruous and visually discordant form of development. The scheme fails to reflect the established and historic pattern, grain and character of the surrounding area, it would therefore be detrimental to existing levels of visual amenity enjoyed within the vicinity of the site. The proposal is therefore contrary to Policies SP1 and DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework and the National Design Guide.

2) The proposed dwelling, by virtue of its siting within a rear garden plot, would introduce an intensified form of residential activity in close proximity to the private amenity

spaces and rear elevations of neighbouring residential properties. The occupation of the dwelling would give rise to noise and disturbance associated with day-to-day residential living, including outdoor activity and activity within the curtilage of the site. This level of activity would be materially greater than that associated with the existing use of the land as a domestic garden and would result in an unacceptable level of noise, disturbance and loss of tranquillity for adjoining occupiers, to the detriment of their living conditions and existing levels of residential amenity. The proposal is therefore contrary to Policies SP1 and DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework and the National Design Guide.

3) The proposed dwellinghouse, by virtue of its siting within a rear garden plot and its proximity to neighbouring residential properties, would result in unacceptable overlooking of adjoining private amenity spaces and rear-facing habitable room windows. The introduction of an independent dwelling in this backland location would materially increase opportunities for direct and perceived overlooking, giving rise to an undue sense of enclosure and surveillance and resulting in a harmful loss of privacy for neighbouring occupiers. The development would therefore have an unacceptably adverse impact on the living conditions and residential amenity of surrounding residents and would be contrary to Policies SP1 and DM1 of the Manchester Core Strategy, the amenity objectives of the National Planning Policy Framework, and the guidance contained within the National Design Guide.

4) The proposed development, due to its design and siting, would provide inadequate levels of private amenity space which would lead to the creation of poor living standards. As a result, the proposal would be contrary to Policies SP1 and DM1 in the Manchester Core Strategy and the guidance contained within the Manchester Residential Quality Guidance, the National Planning Policy Framework and the National Design Guide.

Date: 29 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.