

**Planning**

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Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

32

Suffix

Property Name

Address Line 1

Woodpecker Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M21 7JT

Description of site location must be completed if postcode is not known:

Easting (x)

382099

Northing (y)

392434

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Cedar Canopy Garden room to be built on the grass against the border of my back garden.

- * 4.5m x 3m
- * Roof 2.5m
- * Pile foundations
- * Corrugated panels on right and back elevation
- * 0.5M deep canopy with LED lights
- * Single softwood step across front elevation
- * Reinforced flooring
- * Guttering and down pipe
- * UPVC Glass package:
 - ~~ 1x 1.5m French doors - (master RHS)
 - ~~ 2x 0.5m sidelights
 - ~~ 1x 0.8m x 0.4m top hung window
 - ~~ 1 x 1.5m x 2.05m tall fixed pane with top opening section
- * Internal electrical package:
 - ~~ 4x double sockets
 - ~~ 2x LED panels 50cm x 50cm with 2 x switches
 - ~~ 1x Heater
 - ~~ consumer unit
- * Laminate flooring - Grey Oak
- * Plaster skim finish
- * Installation

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

18mm timber cladding, 25x25mm tanalized timber, Waterproof membrane, 4"X2" c16 structural timber, Celotex rigid insulation, Plasterboard
External colour will be charcoal grey

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

UPVC in anthracite

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

18mm timber cladding, 25x25mm tanalized timber, Waterproof membrane, 4"X2" c16 structural timber, Celotex rigid insulation, Plasterboard
External colour will be natural timber

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

UPVC in anthracite

Type:

Other

Other (please specify):

Foundation

Existing materials and finishes:

Proposed materials and finishes:

The pile foundation system is a series of shallow small holes that are hand dug at approx 1m intervals. These holes are approx 0.5m deep therefore will avoid any underground drainage system. Also as they are hand dug they can be customised to ensure they don't disrupt anything underneath them, including pipes, tree roots etc. This will not interfere with the soakaway location, see attached image. The soakaway is at over 1.5m depth.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see additional plans, Cross section of walls and build specification documents.

In addition to soakaway information

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

12/10/2021

Details of the pre-application advice received

I was advised even though normally planning permission is not required, as part of the original planning application for the erection of the houses a condition was attached which removed the permitted development rights. Requiring planning permission here

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownershin - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Guardsman Tory Downers House

Address Line 2:

5 Manchester Road

Town/City:

Droylsden, Manchester

Postcode:

M43 6SF

Date notice served (DD/MM/YYYY):

05/10/2021

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Town Hall Extension. Housing and residential growth, Growth and development Directorate

Number:

Suffix:

Address line 1:

8th Floor, Town Hall extension

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

04/10/2021

Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date