

**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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
384428	392966

Description

Applicant Details

Name/Company

Title

Mrs

First name

Xavier Julia

Surname

Augastina

Company Name

N/A

Address

Address line 1

1

Address line 2

Westcott avenue

Address line 3

withington

Town/City

manchester

Country

United Kingdom

Postcode

M20 1EU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Existing structure of the porch was built with single brick wall and soft wood single glazed window frames. We found damp started triggering all around the walls and ceiling, window frames are also rotten. Therefore complete structure of the porch needs to be removed .

Rebuilding new front entry porch to an external door to the dwelling house (proposed work) The porch size to be 3500mm (w), 2000mm (L), 3300mm (H) Porch model - Bay model structural construction.

Ground level work to complete the 3 layer of foundation structure to start building the inner and outer side of the brick wall from base level of foundation up to window bottom sill.

Upvc double glazed window frames with sill to be installed around the porch brick wall.

Door frame with the French door to be installed for the entry of the porch.

Roofing, ceiling and flooring work to be carried out for the porch.

All work will be carried out according to safety standards.

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:

Walls

Existing materials and finishes:

Existing porch was build to an external door to the dwelling house with the single Giscol brick around the lower portion of the porch from the ground level. Inner side of the wall plastered with gypsum plaster.

Proposed materials and finishes:

Proposed front entry porch to be built with an external door to the dwelling house. Outer wall of the porch to be built with Kasandra red bricks around the lower portion of the porch from the base level up to Upvc window bottom sill. Inner side built with common concrete brick around the porch from the base level up to window bottom sill the wall cavity space of 25mm between inner and outer wall. Inner wall to be plastered with gypsum plaster. The total size of the both inner and outer wall to be approximately 800mm (H), 200mm (W) around the porch. Cement and sand mixed mortar also to be used to complete the brick work.

Type:

Roof

Existing materials and finishes:

Roof was built with double roman grey concrete tiles roofing and wooden rafter and battens used. plaster board internal ceiling with gypsum plastered.

Proposed materials and finishes:

Roofing structural design to be shallow pitched roofing approx.3500mm (W), 2000mm (L), 1000mm(H) measurement between ledger board and the trust support top plate level. Swan treated kiln C16 strength grade 120mm x47mm roofing joist and the joist hanger used for the roofing framework. Swan treated roofing battens 38mm x 25mm to line up with roofing joist to fixing roof tiles. Natural pre hole black slate roofing tiles 500mm x 250mm and the water proof, breathable roofing underlay felt to be used in roofing work process. Eaves and rain water gutter, facias and soffits bearer materials to be used . Supporting nails and other fixing materials also used to complete the roofing work.

Type:

Windows

Existing materials and finishes:

Soft wood wooden frame with the single glazed windows.

Proposed materials and finishes:

Environment friendly PVC reinforced Upvc white colour widow frame with sill and 28mm toughened double glass window frame unit with security clocks and keys. Approximately the window frame measurements to be 1500mm (H) 1200 (L) 3 units of Upvc window frames, and 1500mm (H) 1800mm (L) 1 unit of window frame with the security lock and key top opening .

Type:

Doors

Existing materials and finishes:

Hard wood door frame and the panel glass door with security lock with key.

Proposed materials and finishes:

Steel reinforced environment friendly UPVC door frame with 28mm toughened double glazed French door unit with security lock and key . Upvc white door frame measurement approximately 2100mm (H) x1200mm(L).

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Overlap wooden fencing panel, concrete post and the base panel.

Proposed materials and finishes:

Not applicable

Type:

Vehicle access and hard standing

Existing materials and finishes:

Red block pavement in the drive and hard standing .

Proposed materials and finishes:

Not applicable

Type:

Lighting

Existing materials and finishes:

wall lights fitting with lamp.

Proposed materials and finishes:

Fire rated LED downlight to be fixed with ceiling and 13amp wall mounted power point socket to be fixed in the wall.

Type:

Other

Other (please specify):

Ground work & Foundation

Existing materials and finishes:

Brick foundation

Proposed materials and finishes:

Basic ground level foundation structure process to be in 3 level base footing in total approx.650mm (H) deep in ground 300mm (W) all around to complete the foundation work. 1) Lower base level foundation work materials are to be sand and concrete mixed level 250mm (H) 300mm (W). 2) Middle base level foundation work materials are to be in sand cement and concrete mixed mortar, and 10mm steel rod in forced foundation level up to 200mm (H) 300mm(W). 3) Upper base level foundation work materials are to be high strength concrete block and sand and cement mixed mortar to complete the upper base level 200mm (H) 300mm(W) to complete the total foundation work.

Type:

Other

Other (please specify):

Flooring

Existing materials and finishes:

Red Tile flooring

Proposed materials and finishes:

Swan treated kiln dried 16 grade strength 120mm x47mm floor joist to the floor frame work and stump used to support the load for the floor joist. The OSB 3 18mm board used for the sub flooring structural application on the top for the floor joist.

Type:

Other

Other (please specify):

Ceiling

Existing materials and finishes:

Plaster board fixed with Ceiling joist. Plaster board skimmed with gypsum plaster.

Proposed materials and finishes:

Ceiling joist frame work to be with kiln dried 16 grade strength 120mm x47mm joist and the 12.5mm plaster board skimmed with gypsum plaster.

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

Proposed Work details-

Document 1 > Proposed front entry Porch layout and measurement.

Document 2 > Proposed Porch work structure

Document 3 > Existing Porch layout and measurement

Document 4 > Existing Porch structure

Document 5 > H M Land registry - GM 523037

Document 6 > Porch plan approval covering letter

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

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Xavier Julia

Surname

Augastina

Declaration Date

05/04/2022

☒ 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

Julia Augastina

Date

06/04/2022