

**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

17

Suffix

Property Name

Address Line 1

Linden Park

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M19 2PQ

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

Easting (x)

387159

Northing (y)

393701

Description

Applicant Details

Name/Company

Title

Mr and Miss

First name

Joe and Polly

Surname

Daly and Checkland

Company Name

Address

Address line 1

17 Linden Park

Address line 2

Address line 3

Manchester

Town/City

Manchester

Country

Postcode

M19 2PQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of the existing garage, new internal and external structural openings/replacement and widening the rear ground windows with new aluminium bifold doors and windows, and external cladding. New loft conversion, roof lights and roof extension.

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:

Brickwork

Proposed materials and finishes:

Brickwork, PIGMENTO green zinc cladding, stained timber cladding

Type:

Roof

Existing materials and finishes:

Clay tiles

Proposed materials and finishes:

Concrete tiles to match existing roof colouring, lead flashing, dark grey EPDM roof membrane (to dormer), PIGMENTO green zinc cappings

Type:

Windows

Existing materials and finishes:

At side are timber. At front and back are UPVC/aluminium.

Proposed materials and finishes:

At front timber sash and case with paint finish. At back aluminium with green PPC finish. At side timber with paint finish. New aluminium black/dark grey rooflights.

Type:

Doors

Existing materials and finishes:

Front and back doors: UPVC aluminium composite door. Side door: painted timber door.

Proposed materials and finishes:

Front door: reclaimed timber door with painted finish. Back door: aluminium bifold door in green PPC finish. Side door: replacement reclaimed timber door in painted finish.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing brick garage wall shared with neighbour.

Proposed materials and finishes:

Brickwork reduced in height with addition of timber fence and gate.

Type:

Lighting

Existing materials and finishes:

N/A.

Proposed materials and finishes:

New external wall lighting at side and rear.

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

Refer to attached design and access statement for details and materials.

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

If Yes, please describe:

Works involve removing the existing garage. Note, this is only used for garden storage. Not currently accesable for vehicles.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

131791/LP2021

Date (must be pre-application submission)

30/11/2021

Details of the pre-application advice received

The proposals that formed part of the application (13171/LP2021), including the scale and design of dormer and rear alterations, were lawful, however, if changes were made to colour/type of cladding were changed then this should be formalised through a household or full planning application.

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

Mr

First Name

Michael

Surname

Collins

Declaration Date

29/03/2022

☒ 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

Michael Collins

Date

30/03/2022