

**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

7

Suffix

Property Name

Address Line 1

Harefield Drive

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2SZ

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

Easting (x)

384259

Northing (y)

390769

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Reuben

Surname

Saffer

Company Name

IGL Ltd

Address

Address line 1

7 Haresfield Drive

Address line 2

Didsbury

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M20 2SZ

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

Remove existing attached garage and extend the gable wall and rear walls to form extensions to hallway, utility, kitchen and rear living room to the ground floor and new master bedroom with adjoining ensuite shower room, larger rear second bedroom and an extended bathroom to the front of the property..

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:

Grey concrete tiles with painted timber rafter feet

Proposed materials and finishes:

Dark red concrete tiles of similar profile to existing, with black PVCu fascia boards and barge boards.

Type:

Walls

Existing materials and finishes:

Existing smooth red stock brickwork to lower front elevation with off-white painted pebbledash to first floor walls, with stock brick circular window and corbel features. Side and rear elevation of Cheshire type common red brickwork. Rear elevation off white coloured cement sand rendering.

Proposed materials and finishes:

Front lower wall in a Radcliffe 75mm coursing smooth red engineering brick (to match existing retained). Side and rear walls to be Northcote Cherwell Heritage 73mm coursing bricks off white new area of pebbledash render to front upper panel, to match adjoining rendered finish.

Type:

Windows

Existing materials and finishes:

Hardwood and aluminium to the front bays, with white PVCu to the circular bathroom window. Side walls contain timber stained windows. Rear elevation has white PVCu tilt slide patio door with a white PVCu conservatory extension over the kitchen rear window.

Proposed materials and finishes:

All windows to be Double glazed thermal break aluminium windows. Doors to be secure by design 5 point locking engineered doors with PVCu foiled and coloured outer skin. Rear folding sliding doors to be thermal break thin stile aluminium frames with triple glazing.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing macadam driveway

Proposed materials and finishes:

Existing macadam driveway

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing open boundaries to the front and part rear. garage wall and 1.8m high timber fence along the No7/9 boundary

Proposed materials and finishes:

Ex garage to be removed and section of matching timber fencing to be erected to match the existing alongside No7/9

Type:

Other

Other (please specify):

Gutters and rainwater pipes

Existing materials and finishes:

Painted PVCu and cast iron gutters, S&VP and rainwater pipes

Proposed materials and finishes:

Black PVCu deep flow gutters and 68mm dia black PVCu rainwater pipes. New black PVCu S&VP's

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

Existing ground and first floor plans at 1:50
Existing front side and rear elevations at 1:50
Proposed ground and first floor plans at 1:50
Proposed front, side and rear elevations at 1:50
Location Plan 1:1250
Design and access statement

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

Mr

First Name

Robert

Surname

Innocent

Declaration Date

15/03/2022

☒ 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

Robert Innocent

Date

28/03/2022

Amendments Summary

Outhouse removed from application form and drawings, amended drawings to be sent directly to MC Planning dept.