

**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)
384623	389638

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Daniels

Company Name

Address

Address line 1

5, Glenlea Drive

Address line 2

Address line 3

Town/City

Manchester

Country

Postcode

M20 5QJ

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 existing side elevation, ground floor outrigger to rear and garage. Construction of new two storey extension to side and rear, single storey rear extension and outbuilding in the rear garden. Hip to gable conversion of roof and fitting of PV solar panels. Minor alterations to bay windows, installation of new front porch, driveway and bin store to the front.

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:

Brown interlocking profiled concrete roof tiles and red clay tiles to porch

Proposed materials and finishes:

Brown concrete roof tiles to match existing, photovoltaic panels, bronze metal standing seam roofing

Type:

Windows

Existing materials and finishes:

White uPVC windows

Proposed materials and finishes:

Dark grey and bronze aluminium window system to match standing seam cladding

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

New boundary walls in red facing bricks to match existing at various heights (0.6m, 1.1m & 1.8m), timber panel fencing at various heights (1.8m & 2.1m), composite timber screen fencing (1.1m), and 0.8m boundary wall in facing red brick to match existing with 1m screen fencing above.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Permeable paving to front, clay pavers and porcelain paving to the rear

Type:

Walls

Existing materials and finishes:

Red facing brick and white render finish

Proposed materials and finishes:

Red facing brick to match existing, light buff facing brick, bronze metal standing seam cladding, white and blue render finish

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Dark grey composite/aluminium door

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

2105-DTA-XX-GF-DR-A-0001_02 Location Plan
2105-DTA-XX-GF-DR-A-0002_03 Site Plan Existing
2105-DTA-XX-GF-DR-A-0003_03 Site Plan Proposed
2105-DTA-XX-ZZ-DR-A-0105_03 Floor Plans Existing-Sheet 1 of 2
2105-DTA-XX-ZZ-DR-A-0106_01 Floor Plans Existing-Sheet 2 of 2
2105-DTA-XX-ZZ-DR-A-0130_04 Floor Plans Proposed-Sheet 1 of 2
2105-DTA-XX-ZZ-DR-A-0131_01 Floor Plans Proposed-Sheet 2 of 2
2105-DTA-XX-ZZ-DR-A-0250_03 Elevations Existing
2105-DTA-XX-ZZ-DR-A-0275_04 Elevations Proposed
2105-DTA-XX-ZZ-DR-A-0276_01 Outbuilding Proposed
2105-DTA-XX-XX-RP-A-0360_01 Design and Access Statement
REP_FLOOD_5_Glenlea_V3 Flood Risk Assessment

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

There are no trees within falling distance of the proposed development, only hedges. Location of hedges are indicated on the existing site plan:
2105-DTA-XX-GF-DR-A-0002_03 Site Plan Existing

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

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

There are no trees to be removed to carry out the proposal, only hedges. Hedges to be removed are indicated on the existing site plan:
2105-DTA-XX-GF-DR-A-0002_03 Site Plan Existing

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

Gary

Surname

Daniels

Declaration Date

02/02/2022

☒ 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

Ralf Thiede

Date

11/03/2022

Amendments Summary

Plans and elevations of proposed outbuilding added. Proposed site plan updated to reflect submitted design of outbuilding.

