MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

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.

1. Site Address

Number	323
Suffix	
Property name	
Address line 1	Barlow Moor Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M21 7QH

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

Easting (x)	382234
Northing (y)	392749

Description

Proposed single storey rear extension

2. Applicant Details

Title	Mr
First name	Andrew
Surname	Burrows
Company name	
Address line 1	323, Barlow Moor Road
Address line 2	
Address line 3	
Town/city	Manchester
Country	

2. Applicant Details

Postcode	M21 7QH

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Justin
Surname	Keleghan
Company name	JK Technical Services (NW) Ltd
Address line 1	21 Campbell Road
Address line 2	Swinton
Address line 3	Manchester
Town/city	Swinton, Manchester
Country	United Kingdom
Postcode	M27 5QG
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Proposed single storey rear extension

Has the work already been started without consent? ( ) Yes (•) No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Brown Mix commons.

5. Materials

Description of proposed materials and finishes:	Rear elevation: Off-white K rend Side elevations: Brown Mix commons.

Roof	
Description of existing materials and finishes (optional):	Grey concrete interlocking roof tiles.
Description of proposed materials and finishes:	Grey concrete interlocking roof tiles.

Windows	
Description of existing materials and finishes (optional):	White UPVC DG
Description of proposed materials and finishes:	Grey UPVC DG

Doors	
Description of existing materials and finishes (optional):	White UPVC DG
Description of proposed materials and finishes:	Grey Aluninium DG.

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

323 Barlow Moor Road-Existing plans 01
323 Barlow Moor Road-Proposed GF Plan 02
323 Barlow Moor Road-Proposed Elevations 03
323 Barlow Moor Road-Proposed Section 04
323 Barlow Moor Road-OS Map 05
Site photos

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ( ) Yes (•) No

9. 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?

9. Site Visit

- ○ The agent
- ◉ The applicant
- ○ Other person

10. 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	Mr
First name	
Surname	
Reference	131913/PDE/2021

Date (Must be pre-application submission)

19/11/2021

Details of the pre-application advice received

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.
This letter is to be treated as a refusal of this application, in accordance with paragraph A.4(3) of the Order, and as such you have the right of appeal under Section 78 of the Town & Country Planning Act 1990 (as amended). Any such appeal must be submitted using the Planning Inspectorate's website at https://acp.planninginspectorate.gov.uk/ within 12 weeks of the date of this letter.
Alternatively, if you wish to proceed with the proposed extension, you would need to submit an application using the 'Householder Application for Planning Permission for works or extension to a dwelling' forms and pay the requisite fee, which is currently £206.

11. 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. ○ Yes ◉ No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

12. Ownership Certificates and Agricultural Land Declaration

First name	Andrew
Surname	Burrows
Declaration date (DD/MM/YYYY)	22/11/2021

☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	22/11/2021