

Planning

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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	15
Suffix	
Property name	
Address line 1	Rushford Avenue
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M19 2HG

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

Easting (x)	387024
Northing (y)	394522

Description	
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2. Applicant Details

Title	mr
First name	charlie
Surname	winstanley
Company name	
Address line 1	15, Rushford Avenue
Address line 2	
Address line 3	
Town/city	Manchester
Country	

2. Applicant Details

Postcode

M19 2HG

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

BARRY

Surname

CULLEN

Company name

BARRY CULLEN

Address line 1

flat 27

Address line 2

brookside court

Address line 3

101 slade lane

Town/city

levenshulme manchester

Country

United Kingdom

Postcode

M19 2AH

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Proposed demolition of rear section of dwelling and rebuilding with reinstatement of balcony to side and rear and new decking raised entrance to front

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):	bricks

5. Materials

Description of proposed materials and finishes:	all finishes are to match that of existing dwelling
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Roof	
Description of existing materials and finishes (optional):	slate
Description of proposed materials and finishes:	Raised parapet with sandstone coping

Windows	
Description of existing materials and finishes (optional):	pvc
Description of proposed materials and finishes:	all finishes are to match that of existing dwelling

Doors	
Description of existing materials and finishes (optional):	pvc
Description of proposed materials and finishes:	all finishes are to match that of existing dwelling

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	fence /hedge
Description of proposed materials and finishes:	all finishes are to match that of existing dwelling

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	tarmac /concrete
Description of proposed materials and finishes:	all finishes are to match that of existing dwelling

Lighting	
Description of existing materials and finishes (optional):	security
Description of proposed materials and finishes:	all finishes are to match that of existing dwelling

Other balcony	
Description of existing materials and finishes (optional):	balcony to be reinstated at rear
Description of proposed materials and finishes:	and new raised platform to front as denoted on plans

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

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

6. Trees and Hedges

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?

- ☒ 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	EMAIL

Date (Must be pre-application submission)

10/06/2021

Details of the pre-application advice received

Charlie,

Thank you for your email and apologies for the delay in replying.

Looking at the plans of the area, and your photos, the structure appears to have been part of the original building, although potentially modified at a later date.

Firstly, with regard to the demolition of this building, permission is not required provided its cubic content is less than 115 cubic metres. It appears that its volume is below this figure, but you would need to carry out your own calculations to be certain. If it has a volume of 115 cubic metres, or more, then Conservation Area Consent would be required for its removal.

In terms of a replacement structure, an extension of this size and length does not appear to be common in the Conservation Area and, if no structure were currently there, I consider that we may have concerns. However, if we are talking about a new structure, with similar dimensions to the existing structure, regard has to be given to what is currently in situ and I consider that there would be historic justification for a building in this position.

In principle, I would therefore advise you to proceed to an application for planning permission. Whilst we would be supportive of your new proposal, in principle, given the historic building on the site, we would need to assess your new proposals to make sure that the works and materials re in keeping with the character of the property, and the wider conservation area. If you wish to provide some plans, for comment, prior to making an application, you are free to do this.

The advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council

Regards

10. Pre-application Advice

Ian Jarvis

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

First name

Surname

Declaration date (DD/MM/YYYY)

☒ 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)