



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 and for relevant
demolition of an unlisted building in a conservation area
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

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)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	
Postcode	M16 8AD
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	Chris
Surname	Mulholland
Company name	Mulholland Architecture Ltd
Address line 1	Flat 1
Address line 2	37 Upper Chorlton Road
Address line 3	
Town/city	Manchester
Country	
Postcode	M16 7RW
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

The proposals consist of a ground floor extension to the side and the rear of the property, the renovation of the basement, (including the redesign of the front elevation/access to the basement), and a dormer extension to the rear of the property. The proposals also include the constrction of a new lightwell/access to the basement at the front of the property, and the sloping up of the driveway towards the house.

Has the work already been started without consent?

☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

To allow for the new extension to the side rear of the property, a section of wall will have to be removed here. Internally, the existing wall between the kitchen and utility/storage room will be removed to allow for the new open plan living soace at the rear of the property. The front garage door is to be replaced with a set of bifold doors (and associated external cladding details. A section of the roof at the rear of the propoerty will have to be removed to allow for the dormer extension. Please refer to supporting documents for more comprehensive details of this.

6. 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):	Original brick wall to be retained
Description of proposed materials and finishes:	The proposed extension materials are a combination of brick, timber cladding, and metal panel detailing, The bricks proposed have been selected based on their patina and variety of colours, which reference the original bricks of the house (Weinerberger 'Marziale' are proposed). The Western Red Cedar cladding clearly defines the proposals as a modern addition. The dark grey/black colour of the metal panelling above windows and the frames of the new windows themselves are a reference to the existing black frames of the original property, again, while clearly being a modern/new addition.

Windows	
Description of existing materials and finishes (optional):	the existing window frames are in timber and painted black (with white trim)
Description of proposed materials and finishes:	Proposed windows to the extension are to have back aluminium frames

Doors	
Description of existing materials and finishes (optional):	The original door of the property are timber framed and painted black (with white trim)
Description of proposed materials and finishes:	The proposed doors to the property will match the proposed windows - black aluminium frames

Roof	
Description of existing materials and finishes (optional):	Existing slate roof
Description of proposed materials and finishes:	The flat roof of the proposed ground floor extension and dormer extension will be a single ply membrane finish in black

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Non-original timber panel fence (with concrete posts) on the boundary
Description of proposed materials and finishes:	A section of this fencing will be removed to allow for the new ground floor extension which is to be built up to the boundary

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Tarmaced sloping drive down to existing garage door at basement level. Stone paved steps up the front door and stone flag stones sloping up to existing access to side gate.
Description of proposed materials and finishes:	New sloping driveway to front (as at 17 Whalley Road), stone flag finish to match existing.

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

6. Materials

Existing and proposed Drawing sets attached to application. Design & Access Statement and Heritage Statement also included.

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Proposed Site Plan 'Pr-022-002', and the Design & Access Statement and Heritage Statement.

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

The proposed sloping driveway will allow for 2 cars to be parked within the site boundary at the front (similar to the arrangement at neighbouring 17 Whalley Road)

9. 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

10. 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

11. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

12. 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?

13. Ownership Certificates and Agricultural Land Declaration

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

13. Ownership Certificates and Agricultural Land Declaration

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

14. 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)