

Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

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Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: Number: Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: Number: Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	POPLAR COURT				
Address 1:	MOSS LANE EAST				
Address 2:	MANCHESTER				
Address 3:					
Address 4:					
Postcode:	M16 7DH				

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Above ground level, is the current building less than 3 storeys in height?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or

- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse), have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or

- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4. Eligibility (continued)

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services;

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any dwellinghouse and other works proposed
- the external appearance of the building
- details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

PLEASE REFER TO APPLICATION DRAWINGS.

EXTERNAL MATERIALS: ROOF : SINGLE PLY UPVC MEMBRANE
: MID GREY.

WALLS : BLEACHED TIMBER

WINDOWS : P.P.C. ALUMINIUM
: COLOUR T.B.C.

5. Description of Proposed Works, Impacts and Risks (continued)

What will be the net increase in dwellinghouses:

4

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

Please provide details of any transport and highways impacts and how these will be mitigated:

THERE WILL BE NO TRANSPORT OR HIGHWAYS IMPACTS.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

THERE WILL BE NO AIR TRAFFIC OR DEFENCE ASSETS IMPACTS.

Please provide details of any contamination risks and how these will be mitigated:

THERE WILL BE NO CONTAMINATION RISKS.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

REFER TO SEPARATE FLOOD RISK ASSESSMENT DOCUMENT.

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated:

THERE WILL BE NO OVERLOOKING, PRIVACY OR LOSS OF LIGHT IMPACTS ON NEIGHBOURING PREMISES

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

THERE WILL BE NO IMPACT ON A PROTECTED VIEW.

5. Description of Proposed Works, Impacts and Risks (continued)

(From 30 December 2020) If the existing building is 18 metres or more in height, please provide details regarding the fire safety of the existing building's external wall construction (you will also need to provide a professional report confirming compliance with Building Regulations for External Fire Spread, see checklist section below)

N. A.

6. List of flats and other premises in the existing building.

Address 1 Apartment 1
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 2 Apartment 2
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 3 Apartment 3
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 4 Apartment 4
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 5 Apartment 5
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 6 Apartment 6
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 7 Apartment 7
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 8 Apartment 8
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

Address 9 Apartment 9
 Poplar Court
 Moss Lane East
 Manchester
 M16 7DH

- Address 10 Apartment 10
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 11 Apartment 11
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 12 Apartment 12
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 13 Apartment 13
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 14 Apartment 14
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 15 Apartment 15
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 16 Apartment 16
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 17 Apartment 17
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 18 Apartment 18
Poplar Court
Moss Lane East
Manchester
M16 7DH
- Address 19 Apartment 19
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 20 Apartment 20
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 21 Apartment 21
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 22 Apartment 22
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 23 Apartment 23
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 24 Apartment 24
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 25 Apartment 25
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 26 Apartment 26
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 27 Apartment 27
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 28 Apartment 28
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 29 Apartment 29
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 30 Apartment 30
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 31 Apartment 31
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 32 Apartment 32
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 33 Apartment 33
Poplar Court
Moss Lane East
Manchester
M16 7DH

Address 34 Apartment 34
Poplar Court
Moss Lane East
Manchester
M16 7DH

7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.

The correct fee

(From 30 December 2020) If the existing building is 18 metres or more in height, a report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (as amended).



Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building.



A plan indicating the site and showing the proposed development.



All plans should be drawn to an identified scale and show the direction of North.

Plans can be bought from the Planning Portal's accredited supplier:

<https://www.planningportal.co.uk/buyaplanningmap>

8. Declaration

I/we hereby apply for a determination as to whether this form and the accompanying plans/drawings and additional information. I/we confirm that the information stated is true and accurate and any opinions given are the genuine opinions of the applicant.

Signed - Applicant:

[Redacted Signature]

Date (DD/MM/YYYY):

27/05/2021

(date cannot be pre-application)

9. Applicant Contact Details

Telephone numbers

Country code: [] National number: [] Extension: []

Country code: [] Mobile number (optional): []

Country code: [] Fax number (optional): []

Email address:

[Redacted Email Address]

10. Agent Contact Details

Telephone numbers

Country code: [0044] National number: [01484 841423] Extension: []

Country code: [0044] Mobile number (optional): [07795 146905]

Country code: [] Fax number (optional): []

Email address:

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