



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

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

Country

2. Applicant Details

Postcode

M20 2YG

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

Connor

Surname

Cunningham

Company name

Residence

Address line 1

Flat 12

Address line 2

Abbotts Court, Park Road

Address line 3

Town/city

Winchester

Country

United Kingdom

Postcode

SO23 7BE

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

The proposal is for a ground floor extension alongside a reorganisation of the interior of the property.

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 brick
Description of proposed materials and finishes:	Timber cladding, black zinc cladding

5. Materials

Roof	
Description of existing materials and finishes (optional):	Hardrow concrete tile
Description of proposed materials and finishes:	Black zinc

Windows	
Description of existing materials and finishes (optional):	White UPVC Glazing
Description of proposed materials and finishes:	Dark grey aluminium framed glazing

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Dark grey composite 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

Proposed plans: 105, 106, 107
Proposed Elevations: 110,111
Design and Access Statement

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

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

Existing plans: 005,006
Proposed plans: 105, 106

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

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

Access door position altered, refer to plan drawing 105

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	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

The full email record has been provided as a supporting document but please see extract below for completeness:

Dear Ellen-Nesta,

Thanks for sending over the drawings and photos and please accept my apologies for the delay in responding to you.

I have run the proposal past my manager, and we are accepting of the proposal in principle. As there is a protected tree on the boundary, your application will need to be accompanied by a Tree Survey and Arboricultural Impact Statement. The AIS will make recommendations for protecting tree roots which would then form part of the condition of any approval. We will consult with the City Arborist on your application for any further recommendations in relation to the tree.

For your application, which you can complete online via the Planning Portal (link at the end of my address bar below), we will need:

Completed Householder application form
A 1:1250 Location Plan with the site edged in red line and showing at least 2 street names
Existing and Proposed Plans and Elevations - scale 1:100 or 1:50
Tree Survey and Arboricultural Impact Statement
Photos of the site, including from the street, and the date they were taken
Application fee which is £206

Once your application is validated, we have a statutory 8 weeks in which to complete the application, the first 3 weeks are for the public notification. You can contact me (or whichever case officer is assigned the application) for an update once the public notification ends.

I hope that this is helpful.

PLEASE NOTE: The above advice is given in good faith based on the information available. It does not confer or guarantee the grant of any planning approval and may be subject to change or modification following statutory consultation and detailed assessment of the full details of any application and any subsequent information submitted during the course of negotiations

Kind regards

Linda
Working days: Monday to Thursday

Linda Marciniak
Planning Officer, South Area Team
Growth and Development Directorate
Tel: 0161 234 4636
Mob: 07814 086095
email: linda.marciniak@manchester.gov.uk
Planning Portal: www.planningportal.co.uk/applications

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

11. Authority Employee/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)