

**Planning**

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Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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)
383216	391928

Description

Applicant Details

Name/Company

Title

Drs

First name

Jean and Stephen

Surname

Wells

Company Name

Address

Address line 1

6 Oaker Avenue

Address line 2

Didsbury

Address line 3

Town/City

Manchester

Country

Postcode

M20 2XH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Internal alterations to provide a ground floor disability wet room shower / wc by converting the existing kitchen, and construction of a single storey rear extension to provide an accessible kitchen and living area with an external terrace and ramped access to garden level, after removal of an existing conservatory, with associated renovation of an attached garage.
(Works largely completed during pandemic due to deteriorating health of applicant - external works and balustrading to complete).

Has the work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

11/05/2021

Has the work already been completed without consent?

- ☐ Yes
☒ No

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)

Type:

Roof

Existing materials and finishes:

house - pitched slate roof (retained) garage - pitched slate roof (retained) conservatory - pitched glass roof

Proposed materials and finishes:

house - pitched slate roof (retained) garage - pitched slate roof (retained) extension - single ply flat roof / lantern lights

Type:

Windows

Existing materials and finishes:

white painted timber windows generally to house and conservatory

Proposed materials and finishes:

white painted timber windows generally to house and extension

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

hedge / fence and high brick walls (retained)

Proposed materials and finishes:

hedge / fence and high brick walls (retained)

Type:

Vehicle access and hard standing

Existing materials and finishes:

tarmac driveway retained; stone / block / gravel paving to garden landscape retained

Proposed materials and finishes:

tarmac driveway retained; stone / block / gravel paving to garden landscape retained

Type:

Lighting

Existing materials and finishes:

courtesy / security lighting

Proposed materials and finishes:

new security / courtesy lighting

Type:

Walls

Existing materials and finishes:

Cheshire brick to house finished in white paint generally; brickwork to conservatory left fair-faced

Proposed materials and finishes:

Cheshire brick to house finished in white paint generally; fair-faced Cheshire brick to extension and re-clad garage (in lieu of timber board).

Type:

Doors

Existing materials and finishes:

white painted / glazed timber doors to conservatory

Proposed materials and finishes:

white painted / glazed timber doors to extension

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

Drawings to show location plan, site plans, ground floor plans, rear elevations as existing and as built; with supporting photographs to illustrate extent of existing boundary planting and screening provided to plot, all as defined on each document, together with a brief Statement of Works.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

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

Refer to site and ground floor plans showing small trees and shrubs within and around the site, together with submitted photographs.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Refer to site and ground floor plans showing small trees and shrubs to be removed within site, to facilitate views of garden from reception room; trees outside the site are not affected and provide a substantial screen to each boundary, together with submitted photographs.

The site has been assessed by Sarah Rycroft Associates (Landscape Architect) and a copy of her initial report and Management Plan submitted with this application.

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

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Senior Planning Officer - South Area

Date (must be pre-application submission)

26/04/2021

Details of the pre-application advice received

Planning Permission will be required - potential issue might be overlooking from the new terraced area, though it can always be screened; recommend including photos of the plot to show the neighbouring properties to illustrate screen planting.

Advise submit as a Retrospective Planning Application

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.

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?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

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

12/05/2021

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jonathan Hart

Date

20/05/2022