



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

M12 5LD

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Please see attached within Supporting Documents the Building Regulations drawings along with the Location Plans

The proposed extension will be sited on the rear wall of an end terraced house.

The sizes of the extension will be Width = 6500mm & the projection from the wall = 3600mm.

The right hand side wall of the extension will be inline with the existing house wall.

The left hand side wall will be sited 150mm from the boundary line, this is shared with the neighbours property 14 Blackwin Street.

The extension will be built using similar brick work to the existing house wall.

It will be a cavity wall construction with Thermolite block work being used on the internal walls.

The inner walls will be plaster boarded with a plaster skim finish.

The roof will be a timber constructed vaulted design. It will be a single pitched design with a concrete tile external finish and fitted with 3x Velux type roof windows.

Fascia's and soffits will be UPVC finish with UPVC gutters and down pipes.

Dry verge trimming will finish each end of the roof tiles.

The extension will be glazed with Aluminium siding doors which are double glazed with multi point locking and safety glass. The doors will be sited on the front wall of the extension that faces the rear of the garden and does not look over any neighbouring properties.

The floor will be a concrete floor which will run through to a concrete floor as per the existing house.

The existing brick shed will be knocked down and rebuilt and incorporated into the extension. This will run along the righthand side wall as per the proposed building plans. The door to the shed will also be facing the rear of the garden.

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):	
Description of proposed materials and finishes:	The extension will be built using similar brick work to the existing house wall. It will be a cavity wall construction with Thermolite block work being used on the internal walls. The inner walls will be plaster boarded with a plaster skim finish

5. Materials

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The roof will be a timber constructed vaulted design. It will be a single pitched design with a concrete tile external finish and fitted with 3x Velux type roof windows. Fascia's and soffits will be UPVC finish with UPVC gutters and down pipes. Dry verge trimming will finish each end of the roof tiles.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The extension will be glazed with Aluminium siding doors which are double glazed with multi point locking and safety glass. 3x Velux type roof windows will be installed.

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	1 single door to be fitted to the shed. The extension will be glazed with Aluminium siding doors which are double glazed with multi point locking and safety glass. The doors will be sited on the front wall of the extension that faces the rear of the garden and does not look over any neighbouring properties

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	The garden boundary will remain with existing wooden fencing.
Description of proposed materials and finishes:	The right hand side wall of the extension will be inline with the existing house wall, which will consist of similar bricks to the original house. The left hand side wall will be sited 150mm from the boundary line, this is shared with the neighbours property. Again this will consist of bricks similar to the existing property.

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Spotlights will be fitted within the soffits of the extension once complete.

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

- Building regulation drawing plans for the proposed extension
- Structural Engineer calculations for removal of the existing internal supporting wall
- Location plans

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

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

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

12. Ownership Certificates and Agricultural Land Declaration

Title	Mrs
First name	Julie
Surname	Linder
Declaration date (DD/MM/YYYY)	29/06/2021

☒ 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)	29/06/2021
----------------------------------	------------