



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

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

M21 7ND

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

Matthew

Surname

Hargreaves

Company name

Back Room Architecture & Design

Address line 1

313 Barlow Moor Road

Address line 2

Address line 3

Town/city

Manchester

Country

United Kingdom

Postcode

M21 7GH

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

To the front of the house, a porch will be added. This will be rendered in a similar appearance to the render to the existing top half of the house (albeit it is proposed for this to be reapplied). The porch will have a front door with glazing to the sides and above. A projecting canopy will also be fixed over the door. To the rear of the house, there will be a single storey rear extension with a flat roof. This will be clad with timber boarding, with brick at the base (up to internal floor level). The extension will have large rear facing window and bi-fold door, high level windows to the side elevation and 2no. rooflights. The loft will be converted via a hip-to-gable rear dormer with flat roof. This will also be clad in timber boarding to match the rear extension. The dormer will have 2no. windows facing to the rear. The loft conversion will also have 2no. new rooflights installed to the front of the house. Modifications are also proposed to the side elevation, including infilling redundant existing window openings with brickwork to match, adding a small window at ground floor for the downstairs WC and adding a vertical window that spans between Level 01 and 02 to serve the staircase. The vertical window will be glazed with obscured glass blocks. Various internal alterations are also proposed, that do not require planning consent.

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):

5. Materials

Walls	
Description of existing materials and finishes (optional):	Predominantly brickwork to the bottom half of the house and off-white render to the top half of the house
Description of proposed materials and finishes:	The render to the top half of the house will be reapplied. Where the gable wall will be extended up to form the hip-to-gable dormer, this will also be rendered over to match. The front porch will be rendered to match the top of the existing house. The rear extension and flat roof dormer extension will be clad with timber boarding (horizontal or vertical - TBC), exact species TBC by builder. The redundant ground floor window opening will be infilled with brickwork to match the existing brickwork.

Other Fascia	
Description of existing materials and finishes (optional):	White uPVC fascia (assumed) above the front bay window and front door.
Description of proposed materials and finishes:	To be replaced with a black faced fascia, similar in appearance to the neighbouring properties. Exact material TBC with builder. This will be replicated on the front porch.

Roof	
Description of existing materials and finishes (optional):	Shingle (assumed from visual inspection) to main roof. Concrete tile to rear lean-to.
Description of proposed materials and finishes:	All pitched roof will be replaced with modern concrete tile or similar. Exact colour TBC but complimentary to existing building. The flat roof to the porch / rear extension / dormer will be single ply or similar, to be confirmed by the builder.

Windows	
Description of existing materials and finishes (optional):	Timber framed windows
Description of proposed materials and finishes:	uPVC framed windows. Glass block vertical window to side elevation.

Doors	
Description of existing materials and finishes (optional):	uPVC door to front. Timber door to rear.
Description of proposed materials and finishes:	Both to be replaced with new uPVC or timber 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

BAC052_02_0001 (PROPOSED GA)

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

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

Initial enquiries were made to determine whether the proposals as previously presented would fall under Permitted Development rights or not. Whilst the hip-to-gable dormer and side elevation alterations were considered PD, the front porch and rear extension were not due to height restrictions. Since the proposals overall require full planning permission, timber cladding has been added to the rear extension and dormer, meaning we are now seeking planning permission for the dormer now also. The advice was that the application should not generate any major issues;

"An application for the 3m single storey rear and small front porch as they are is unlikely to generate any major issues, particularly as the fallback position would be only slightly smaller under PD. "

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

Title	Mr
First name	Matthew
Surname	Hargreaves
Declaration date (DD/MM/YYYY)	13/05/2021

☒ 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)	13/05/2021
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