MANCHESTER CITY COUNCIL
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	12
Suffix	
Property name	
Address line 1	Repton Avenue
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M40 3PN

Description of site location must be completed if postcode is not known:

Easting (x)	389142
Northing (y)	402056

Description

2. Applicant Details

Title	
First name	
Surname	Longshaw
Company name	
Address line 1	12, Repton Avenue
Address line 2	
Address line 3	
Town/city	Manchester
Country	

2. Applicant Details

Postcode	M40 3PN

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms
First name	Isabella
Surname	Open
Company name	Home & Maker
Address line 1	Home & Maker Ltd
Address line 2	84 Great Suffolk Street
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	SE1 0BE
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Demolition of existing garage & erection of a single storey side extension and outbuilding

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):	Red brick typical of the area
Description of proposed materials and finishes:	Black engineering brick

5. Materials

Roof	
Description of existing materials and finishes (optional):	Red clay tiles
Description of proposed materials and finishes:	Polyroof Protect lead effect roofing or similar

Windows	
Description of existing materials and finishes (optional):	White PVC windows
Description of proposed materials and finishes:	Anthracite frames with double glazing

Doors	
Description of existing materials and finishes (optional):	Timber doors
Description of proposed materials and finishes:	Glazed panel doors with anthracite frames

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Low red brick wall
Description of proposed materials and finishes:	Like for like low red brick wall

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

Drawing 20310

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

If Yes, please describe:

Existing car parking arrangements offer a single space within the garage and a single space on the driveway of the home. The proposal offers two parking spaces on the driveway of the property by widening the access to the property.

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

Title	
First name	Isabella
Surname	Open
Declaration date (DD/MM/YYYY)	16/03/2021

☑ 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)	16/03/2021