MANCHESTER CITY COUNCIL
Planning
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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	2
Suffix	
Property name	
Address line 1	Hitchen Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M13 9EZ

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

Easting (x)	385470
Northing (y)	396461

Description

2. Applicant Details

Title	Mr
First name	Mike
Surname	Prentice
Company name	
Address line 1	2
Address line 2	Hitchen Street
Address line 3	
Town/city	Manchester
Country	

2. Applicant Details

Postcode	M13 9EZ

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:

An extended wooden clad porch to the front of the property 1.3m (d) x 6.6m (w) x 3m (h). Construction will comprise of:
A ground screw foundation with the intention of reducing cost and associated carbon footprint normally associated with pored concrete strip or raft foundation. (Note: ground screw will be confirmed by engineering survey if planning is approved)
Wall construction will be Structurally Insulated Panels (SIPs). Steel reinforcement for roof and windows will be confirmed by engineer.
Exterior cladding will consist of locally sourced larch, or other local hardwood.
It is proposed to use a full green sedum roof as a replacement for traditional drainage (if necessary extra water will be captured and reused) and to provide a form of insulation that will provide additional warmth in the winter but cooling properties in the summer months.
Natural lighting will be provided by 2 floor to ceiling double glazed windows and one floor to ceiling corner window in the NNE corner to capture as much north light as possible.
Existing pink render will be replaced, or painted over with white and existing cladding to first floor will be removed.

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):	NA
Description of proposed materials and finishes:	SIPs panels with exterior larch, or other locally sourced hardwood cladding. Interior finish will be skimmed plaster board. Both finishes will be attached to SIPs with battens.

Roof	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	Insulated timber roof joists with green sedum roof system as exterior finish and skimmed plaster board interior finish.

Windows	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	2 x floor to ceiling double glazed windows and one floor to ceiling corner window which may consist of gasket corner joint, or full frame depending on engineers recommendations. All with anthracite grey frames and at least one high level opening for ventilation.

5. Materials

Doors	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	Composite inwardly opening front door 0.7m x 2m finished in anthracite grey and sitting in anthracite grey frame. New side wooden gate 1m x 2.8m constructed of larch, or other locally sourced hardwood.

Lighting	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	External stainless steel solar powered wall sconces. Internal lighting will also consist of solar powered lighting.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ○ Yes ◉ No

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

11. Authority Employee/Member

(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	Mike
Surname	Prentice
Declaration date (DD/MM/YYYY)	09/09/2020

☑ 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)	09/09/2020