

Planning

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	48
Suffix	
Property name	
Address line 1	Lindsay Avenue
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M19 2AG
Description of site location must be completed if postcode is not known:	
Easting (x)	386726
Northing (y)	394420
Description	

2. Applicant Details

Title	MR
First name	AKMAL
Surname	HOSSAIN
Company name	
Address line 1	48, Lindsay Avenue
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M19 2AG
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Proposed conversion of existing garage and the erection of a first storey side extension over garage
Location: 48 Lindsay Avenue, Manchester, M19 2AG
Date of application: 6 August 2019
Application number: 124393/FH/2019
Part 2 – Particulars of decision
Manchester City Council gives notice that the development referred to in Part 1 has been Approved in accordance with the application and plans submitted subject to the condition(s) listed below (if any).
Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the initial submitted scheme has been revised in the interest of residential and visual amenity. Bay windows are proposed along the ground and first floor façade, which is considered to be more in keeping with the original house compared to what was initially proposed, a 1 metre set-back along the first floor front façade is proposed and within curtilage car parking for at least 2 vehicles has been provided, (Email from agent dated 20/09/2019 and attached revised Plans). The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance the local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

Reference number

124393/FH/2019

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

7) Before first occupation of the extension hereby approved , details of the surfacing of the proposed parking spaces and turning area , together with drainage arrangements shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.
Reason -To reduce the risk of flooding from surface water, to promote sustainable development, and secure appropriate drainage pursuant to policies EN8, EN14, EN17 and DM1 of the Core Strategy for Manchester.

Has the development already started?

☒ Yes ☐ No

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

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Aco drainge in the driveway as shown in red leading all the surface rainwater directed to a lawn or border to drain naturally.
Area to be fully excavated and graded to driveway
Compressed stone levelled
100mm depth of fibred concrete layed. Provided by Cemex
www. HYPERLINK
"http://www.cemex.co. HYPERLINK "http://www.cemex.co.uk/" HYPERLINK
"http://www.cemex.co.uk/" HYPERLINK "http://www.cemex.co.uk/"cemex HYPERLINK
"http://www.cemex.co. HYPERLINK "http://www. cemex.co.uk/" HYPERLINK
Expansion Joints every 3 square metres

7. 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

8. 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

9. 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)