MANCHESTER CITY COUNCIL
Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission.
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	40
Suffix	
Property name	
Address line 1	Clarendon Road West
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M21 0RL

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

Easting (x)	381950
Northing (y)	394595

Description

2. Applicant Details

Title	Mr
First name	George
Surname	Robinson
Company name	
Address line 1	40 Clarendon Rd West
Address line 2	Chorlton
Address line 3	
Town/city	Manchester
Country	United Kingdom

2. Applicant Details

Postcode	MR210RL

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. Site Area

What is the measurement of the site area? (numeric characters only).	293.00
Unit	Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The existing property is semi-detached, built around 1939 and is part of an area of houses built with varying styles along Clarendon Rd West and the adjacent Abbotsford Rd. The house adjoins the corner plot and was originally a three-bedroom property with a small porch to the rear. The loft has been converted providing an additional two bedrooms plus bathroom.

An old precast concrete asbestos roofed garage and a rendered blockwork shed are located to the rear of the house.

There are front and rear gardens with a driveway to the front providing space for 1 car, together with pedestrian access to the rear garden and garage.

The proposal is to demolish the existing small porch, to the rear, together with the existing garage and shed, and add a single storey extension across the rear of the house and down the side of the house, leaving a minimum of 800mm between the boundary and the side extension. The roof proposal is for a pitched lean-to to the side and a low pitched roof running parallel with the rear of the house.

The aim is to add additional space to the property by creating a rear extension combined with the rear space within the house, to form a large open plan living area to maximise light and views out. The side extension will house a utility room and small bathroom.

The demolished garage and shed are to be replaced with a timber framed workshop and garden room located at the end of the rear garden, sitting against the boundary fence to the allotment access pathway.

The outhouse is designed to be a habitable space possibly house elderly relatives in the future. Initially it will be used primarily as a workshop/studio space. It will have a water and electricity supply, with foul waste running direct to the main sewer. The outhouse will be built to full building regulations.

The proposals have been considered in terms of scale and appearance and it is felt that a single storey extension to the side and rear will be the best way to create the required space, whilst having minimal impact on the plot and the surrounding properties. It will provide a balance, in terms of floor area, to the dormer extension at second floor level. We intend to build in the most sustainable way possible, hoping to add integrated Solar PV panels to the main extension roof. New planting and landscaping will complement the build upon completion. The design will greatly enhance the quality of the house and comfortably provide for a growing family.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Existing semi detached family residence.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

6. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. 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):	Extisting House: Cheshire common brick and anthracite powder coated standing seam dormer cladding. Workshop/Garden Room: Not Applicable
Description of proposed materials and finishes:	Extension: Brick to match existing. Outhouse: Vertical timber cladding.

Roof	
Description of existing materials and finishes (optional):	Existing House: Clay Rosemary Tiles. Workshop/Garden Room: Not Applicable
Description of proposed materials and finishes:	Extension: Standing seam roof. Outhouse: Standing seam or timber.

Windows	
Description of existing materials and finishes (optional):	Extisting House: UPVC.
Description of proposed materials and finishes:	Extension: Aluminium Windows. Coating to match existing dormer window. Outhouse: Timber double glazed/aluminium.

Doors	
Description of existing materials and finishes (optional):	Extisting House: UPVC
Description of proposed materials and finishes:	Extension: Aluminium Glazed Door to side and Aluminium sliding to the rear. Outhouse: Tiber/Aluminium glazed doors.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	A combination of beech hedge, privet hedge and timber fence.
Description of proposed materials and finishes:	Timber fence to replace the privet hedge and boundary line created by the existing garages.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Asphalt

7. Materials

Description of proposed materials and finishes:	Block Paving or Gravel

Lighting	
Description of existing materials and finishes (optional):	Existing House: Single light to front door
Description of proposed materials and finishes:	Extension: Additional external lights to the side door and the rear sliding door. Outhouse: External light over doors. Fence line/Garden footpath : Discrete LED spots

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	Existing House: Black UPVC
Description of proposed materials and finishes:	Extension: Black Aluminium/UPVC Outhouse: Black Aluminium/UPVC

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

All drawings in the full planning pack attached in the supporting documents.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

10. Trees and Hedges

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☑ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

b) Designated sites, important habitats or other biodiversity features:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

13. Foul Sewage

Combined foul and surface

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

The bins for the weekly collection will be stored in an area between the existing fence, across the drive at the corner of the house, and the commencement of the side extension.

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

The existing weekly collection remains unchanged.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ( ) Yes (●) No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ( ) Yes (●) No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ( ) Yes (●) No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ( ) Yes (●) No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ( ) Yes (●) No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development? ( ) Yes (●) No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. 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

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

24. 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?

25. 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	George
Surname	Robinson
Declaration date (DD/MM/YYYY)	28/04/2020

☑ Declaration made

26. 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. ☑

26. Declaration

Date (cannot be pre-application)	28/04/2020