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	15
Suffix	
Property name	
Address line 1	Sunny Bank Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M13 0XF

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

Easting (x)	386490
Northing (y)	395284

Description

The sites addresses are for 15 Sunny Bank Road, Manchester, M13 0XF (the applicant) + 13 Sunny Bank Road, Manchester, M13 0XF (to include some minor alterations to the communal space)

2. Applicant Details

Title	Mr
First name	Cristian
Surname	Butaliu
Company name	
Address line 1	15, Sunny Bank Road
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M13 0XF
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

To install a black metal railing (120cm tall x 655cm long) on top of existing front wall brick (57cm tall, 655cm long).
To install 180 cm tall x 320cm black weld mesh type fence x 2 in between our front yard and neighbours front yard (right + left).
To increase the high of the existing pillars (to 180cm), to maintain their's width of 45 cm, and to accommodate the gate- use same type of bricks and colour to match.
To install a 90x 180 cm tall black metal gate in between the pillars.
To install 2 black metal gates of 80x 180cm tall to the communal space in between properties no 13 and 15 on Sunny Bank Rd.

Has the work already been started without consent? ○ Yes ◉ No

5. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Bricks wall 57 cm tall x 655cm long x 25 cm width + 30 cm width concrete capping Brick pillars x 2 (one commune with house number 13 of 45 cm width x150 cm tall + ceramic capping
Description of proposed materials and finishes:	The 2 pillars will be raised to the high of 180 cm to accommodate the front gate, but maintain the width of 45cm. One iron gate black- 90 cm x 180 cm tall. On top of existing front brick wall will be mounted a black metal railing 655 cm long x 120cm tall. In between front yards (not in between houses) - right and left- install 2 weld mesh type fences -colour black fixed with 3 posts : 330 cm long, 180cm tall. At the access to the space in between properties no 13 and 15, to install 2 gates, made of iron, black, 180 cm tall x 80 cm wide.

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

On Sunny Bank Road, there are a few other fences for front yards done at the same hight we would like to adjust our fence. Sunny Bank Road is a cul de sac but the area is well known with high criminality rate, hence we would highly appreciate if this would be approved as it would be a step in front of any potential unforeseen crime. We do not want to get into troubles, and at the moment we have just repaired the existing brick wall fence as it was in a very bad condition imminent to fall, but we need the approval before adding the metal railings to the desired hight.
The metal railing and the gates are made of simple vertical elements, connected in between the elements with horizontal bars, leaving clear vision through the

5. Materials

railings. The metal railing will be attached to the pillar and to the brick wall + concrete capping to reinforce the fixation.
I am adding the drawing plans with existing and proposed elevation.
The project has been discussed over the telephone with the local planning authority at Manchester City Council and been advised that it could be permitted but it requires an application for planning permission.

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	Tel : 0161 234 4079, on 13/02/2020 at 9:30 am

Date (Must be pre-application submission)

13/02/2020

Details of the pre-application advice received

Telephone discussion 01612344516 at 11:41 on 06/02/2020, advised about the type of application and the steps to submit it. Also given advise with regards to details of the application.
Discussion with Mr Alex Doswell, inspector for building control (just for an advise).
Tellephone discussion with Ian Jarvis (planning officer) - advised to amend the planning drawings to site plan to include property 13 Sunny Bank Rd as well, and to give them notification no 1 + the co owner to receive the notification no 1.

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	15
Suffix	
House Name	
Address line 1	Sunny Bank Road
Address line 2	
Town/city	Manchester
Postcode	M130XF
Date notice served (DD/MM/YYYY)	13/02/2020

Person role

◉ The applicant
○ The agent

Title	Mr
First name	George Cristian Butaliu
Surname	Butaliu
Declaration date (DD/MM/YYYY)	13/02/2020

☑ 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)	13/02/2020