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 and for relevant demolition of an unlisted building in a conservation area
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	23
Suffix	
Property name	
Address line 1	Range Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M16 8FS

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

Easting (x)	383107
Northing (y)	395140

Description

2. Applicant Details

Title	Mr
First name	Stephen
Surname	Gingell
Company name	
Address line 1	23, Range Road
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M16 8FS
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	
First name	Simon
Surname	James
Company name	Simon James Arq Ltd
Address line 1	Flat 1
Address line 2	346 Barlow Moor Road
Address line 3	
Town/city	Manchester
Country	
Postcode	M21 8AY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Upgrade of store room on ground floor to become kitchen, cloak room and hall way. Form a new door way to exterior to side bay and fit/replace windows to existing openings. Demolish extension side extension.

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

5. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The scheme is to remove the side extension - rebalancing the pair of houses - returning it to its original form/massing.

6. 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):	Traditional brick
Description of proposed materials and finishes:	Some areas of the brick commons to the side elevation indicated on the drawing will be externally insulated and rendered. Render left as natural colour.

Windows	
Description of existing materials and finishes (optional):	Side and rear elevation. Some white timber modern and original sliding sash windows together with some grey aluminium windows.
Description of proposed materials and finishes:	Windows to be replaced to the side bay and to be installed in the basement opening will be grey aluminium windows.

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

069 - 23 Range rd - BR - Existing and proposed plans and elevations
069 - 23 Range rd - BR - OS1 - Location plan

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:

2 storey Side extension to be demolished which includes an unused garage in the lower ground floor. The drive will be retained to keep one of the two spaces.

9. 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

10. 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

11. Pre-application Advice

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

12. 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?

13. 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	Simon
Surname	James
Declaration date (DD/MM/YYYY)	21/03/2020

☑ Declaration made

14. 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)	21/03/2020