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 | 53 |
| Suffix | |
| Property name | |
| Address line 1 | Westcott Avenue |
| Address line 2 | Withington |
| Address line 3 | |
| Town/city | Manchester |
| Postcode | M20 1EU |

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

| | |
|---|---|
| Easting (x) | 384258 |
| Northing (y) | 392925 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | Mr |
| First name | Krishna |
| Surname | Stott |
| Company name | |
| Address line 1 | 53, Westcott Avenue |
| Address line 2 | Withington |
| Address line 3 | |
| Town/city | Manchester |
| Country | |

## 2. Applicant Details

| | |
|---|---|
| Postcode | M20 1EU |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

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

## 3. Agent Details

| | |
|---|---|
| Title | Mr |
| First name | Mike |
| Surname | Macpherson |
| Company name | Mike Macpherson Architects |
| Address line 1 | 38 Reynard Road |
| Address line 2 | Chorlton |
| Address line 3 | |
| Town/city | Manchester |
| Country | |
| Postcode | M21 8DD |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

## 4. Description of Proposed Works

Please describe the proposed works:

Proposed garden studio office outbuilding 2.8m high located in rear garden

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): | N/A |

## 5. Materials

| Walls | |
|---|---|
| Description of proposed materials and finishes: | Vertical timber cladding to 3no. elevations facing garden & existing painted steel finish of steel prefabricated unit retained on rear elevation close to site boundary |

| Roof | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Asphalt roof finish laid to fall to gutter on rear elevation |

| Windows | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Aluminium frame double glazed windows with external steel shutters |

| Doors | |
|---|---|
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Steel door with blue paint finish |

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

Refer to drawing nos. P318/04 Proposed Floor & Roof Plans & P318/05 Proposed Elevations

## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Small ash trees/saplings T1 - T3

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ◉ Yes ○ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

3no. small ash trees/self saplings T1-T3 to be lopped to allow prefabricated studio office to be delivered/located adjacent to boundary

## 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**
**(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 | Macpherson |
| Declaration date (DD/MM/YYYY) | 19/02/2020 |

☑ 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) | 19/02/2020 |