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	77
Suffix	
Property name	
Address line 1	Manley Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M16 8WF

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

Easting (x)	382843
Northing (y)	394476

Description

Semi-detached residential property with front and rear gardens, this application both modernises and provides modest additional floor space for family accommodation consistent with other residential extensions in the close vicinity.

2. Applicant Details

Title	Mr
First name	Simon
Surname	Stott
Company name	
Address line 1	77 Manley Rd
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	M16 8WF
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mrs
First name	Magdalena
Surname	Haener
Company name	Pride Road Manchester South
Address line 1	110 Great Stone Road
Address line 2	
Address line 3	
Town/city	Manchester
Country	United Kingdom
Postcode	M16 0HD
Primary number	07884147810
Secondary number	
Fax number	
Email	magda@prideroad.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Side single storey extension with a mono-pitch roof featuring a Velux roof window. Insertion of a window serving the new internal staircase to the side elevation. Rear facing single storey extension with a mono-pitch roof featuring Velux roof windows, and large sliding doors onto the patio/garden, erection of 1.7m high privacy screen for the length of the new patio to the neighbour's boundary.Development of the roof space to create additional bedrooms with rear facing dormer and front-facing Velux roof windows.
Internal alterations to suit.

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):

5. Materials

Roof	
Description of existing materials and finishes (optional):	tile roof
Description of proposed materials and finishes:	tile roof

Walls	
Description of existing materials and finishes (optional):	face brickwork
Description of proposed materials and finishes:	face brickwork to the side and rear extensions and Eternit fibre cement planks (grey) to the rear dormer

Windows	
Description of existing materials and finishes (optional):	hardwood
Description of proposed materials and finishes:	Finish grey colour, dormer windows and sliding door with timber projecting lining

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

PRELIMINARY_ROOST_ASSESSMENT
01 - M080 - 77 Manley Rd - Location Plan , 02 - M080 - 77 Manley Rd - Existing GF, 03 - M080 - 77 Manley Rd - Existing First Floor_Attic_Roof Plans, 04 - M080 - 77 Manley Rd - Existing Cross Section_Elevations, M080_77 Manley Rd PLANNING 2__10_PROPOSED GF PLAN, M080_77 Manley Rd PLANNING 2__11_PROPOSED UPPER FLOOR PLANS, M080_77 Manley Rd PLANNING 2__14_PROPOSED ELEVATIONS, M080_77 Manley Rd PLANNING 2_12_PROPOSED SECTIONS

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:

02 - M080 - 77 Manley Rd - Existing GF

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?

9. Site Visit

- ○ 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	Bruce
Surname	Robinson
Declaration date (DD/MM/YYYY)	06/06/2019

☑ 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)	06/06/2019