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	13
Suffix	
Property name	Parkfield House
Address line 1	Parkfield Road South
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M20 6DB

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

Easting (x)	384348
Northing (y)	391662

Description

2. Applicant Details

Title	Mr & Mrs
First name	Mohammed
Surname	Umar
Company name	
Address line 1	13 Parkfield Road South
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M20 6DB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

3. Agent Details

Title	Ms
First name	Dawn
Surname	Cooper
Company name	DaC Design
Address line 1	62 Demesne Rd
Address line 2	Whalley Range
Address line 3	
Town/city	Manchester
Country	
Postcode	M16 8PJ
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Various single and two storey extensions and remodel of large detached dwelling in a conservation area. Work includes;
Demolition of part of the house and conservatory.
The addition of single storey garage and kitchen extensions and the two storey rebuild of the demolished section to form living space and an additional bedroom.
The existing garage is to be re-roofed and increased in height to form accommodation in the roof space.
The main entrance porch is to be extended
Removal and trimming of TPO trees

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 conservatory and domed roof section of the property are proving difficult to maintain and repair. The domed roof and parapets cause constant leakage and are difficult to access due to the conservatory. The applicant wishes to demolish these sections and rebuild this corner of the property, in the style of the

5. Explanation for Proposed Demolition Work

existing property, in order to create a more family friendly ground floor layout and prevent further damage of the retained parts of the property.

6. 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):	red facing brickwork
Description of proposed materials and finishes:	facing brick to match existing

Roof	
Description of existing materials and finishes (optional):	Mainly rosemary tile with some lead flat roof areas
Description of proposed materials and finishes:	New rosemary tile to match on pitched roofs - grey single ply membrane to flat roof areas.

Windows	
Description of existing materials and finishes (optional):	Single glazed leaded light timber frames - white
Description of proposed materials and finishes:	New high efficiency and quality Heritage style Upvc double glazed windows eg Residence 9 Flush Casement - Style to complement existing windows.

Doors	
Description of existing materials and finishes (optional):	Timber panel doors
Description of proposed materials and finishes:	New doors to be Composite high security doors styled to match existing

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Mix of timber panel and brick walling
Description of proposed materials and finishes:	To be retained and repaired throughout

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	golden gravel porous finish
Description of proposed materials and finishes:	to be retained and renovated

Lighting	
Description of existing materials and finishes (optional):	security PIR spot lights to garden and drive Feature lighting to entrance
Description of proposed materials and finishes:	Security lighting to be replaced with LED PIR feature lighting to entrance and drive to be new LED fittings

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

6. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

P01 - P10 A3 Colour drawings of existing and proposed plans and elevations

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:

Currently the driveway parks up to six cars - Three of the car spaces will now be undercover in the garage, with room for 3 visitor parking spaces externally.

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

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

See P01 and P05A

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:

See P05

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

12. Authority Employee/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	Ms
First name	Dawn
Surname	Cooper
Declaration date (DD/MM/YYYY)	18/09/2019

☑ 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)	18/09/2019