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	27
Suffix	
Property name	
Address line 1	Ferndene Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M20 4TN

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

Easting (x)	385131
Northing (y)	392119

Description

2. Applicant Details

Title	Mr
First name	John
Surname	Nicholson
Company name	
Address line 1	27, Ferndene Road
Address line 2	
Address line 3	
Town/city	Manchester
Country	

2. Applicant Details

Postcode	M20 4TN
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	John
Surname	Albutt
Company name	PZvi Architects & Designers Ltd.
Address line 1	47A Park Lane
Address line 2	Poynton
Address line 3	
Town/city	Stockport
Country	United Kingdom
Postcode	SK12 1RD
Primary number	01625403516
Secondary number	
Fax number	
Email	jalbutt@pzvi-architects.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Single storey rear and side extension with roof lights, hip to gable and rear dormer roof alterations to form loft conversion.

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):	Facing brickwork
Description of proposed materials and finishes:	Facing brickwork to match existing

5. Materials

Roof	
Description of existing materials and finishes (optional):	Profiled concrete tiles
Description of proposed materials and finishes:	Profiled concrete tiles to match existing. Grey Cedral Click Smooth fibre cement cladding panels to rear dormer.

Windows	
Description of existing materials and finishes (optional):	White uPVC Windows
Description of proposed materials and finishes:	White uPVC Windows to match existing

Doors	
Description of existing materials and finishes (optional):	White uPVC doors
Description of proposed materials and finishes:	White uPVC doors to match existing PPC Aluminium bi-fold sliding doors

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

KR680-S-101 Location Plan
KR680-S-102 Existing Site Plan
KR680-S-103 Ground Floor Plan
KR680-S-104 First Floor Plan
KR680-S-105 South-West Elevation
KR680-S-106 South-East Elevation
KR680-S-107 North-East Elevation
KR680-S-108 North-West Elevation
KR680-PL-201 Proposed Site Plan
KR680-PL-202 Proposed Ground Floor Plan
KR680-PL-203 Proposed First Floor Plan
KR680-PL-204 Proposed Second Floor Plan
KR680-PL-205 Proposed South-West Elevation
KR680-PL-206 Proposed South-East Elevation
KR680-PL-207 Proposed North-East Elevation
KR680-PL-208 Proposed North-West Elevation

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:

Shown on Location Plan referenced KR680-S-101 Location Plan

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

2 off street parking spaces provided on site but arrangement adjusted as indicated on KR680-PL-201 Proposed Site Plan.

8. Parking

Will the proposed works affect existing car parking arrangements? ◉ Yes ○ No

If Yes, please describe:

2 off street parking spaces provided on site but arrangement adjusted as indicated on KR680-PL-201 Proposed Site Plan

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	John
Surname	Albutt
Declaration date (DD/MM/YYYY)	17/04/2019

☑ 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)	03/05/2019