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 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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Derrick
Company name:					
Street address:	4, West Meade				
				Telephone number:	
				Mobile number:	
Town/City:	MANCHESTER			Fax number:	
Country:				Email address:	
Postcode:	M21 8FD				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Dan	Surname:	Gibson
Company name:	Gibson Architects				
Street address:	The Studio				
	24 Windsor Road			Telephone number:	01612487913
				Mobile number:	
Town/City:	Manchester			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	M19 2EB				info@gibsonarchitects.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Demolition of existing detached garage and attached outbuilding, and proposed replacement single storey rear extension.

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	4
Suffix:	
House name:	
Street address:	West Meade
Town/City:	MANCHESTER
Postcode:	M21 8FD

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	381483
Northing:	393133

Description:

5. Pre-application Advice

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

6. 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

7. 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

8. Parking

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

9. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

10. Materials

Description of existing materials and finishes:

Timber gate between garage and rear corner of house, natural finish.

Description of *proposed* materials and finishes:

Timber boarded fence with access gate across driveway, see proposed plans - natural finish.

Doors - description:

Description of existing materials and finishes:

Painted timber front entrance door, colour - mid grey.
uPVC double glazed rear entrance door, colour - white.
Timber double glazed patio doors, colour - varnished finish.

Description of *proposed* materials and finishes:

Powder coated aluminium framed double glazed obscured side entrance door, colour - dark grey.
Powder coated aluminium framed double glazed rear entrance door, colour - dark grey.
Powder coated aluminium framed double glazed sliding doors, colour - dark grey.

Roof - description:

Description of existing materials and finishes:

Profiled red clay tiles.
Black uPVC rainwater goods and soil pipes.
Aluminium framed rooflight.

Description of *proposed* materials and finishes:

Natural slate roof tiles.
uPVC rainwater goods, soffits and fascias, colour - dark grey.
Aluminium framed Velux-type rooflights, colour - mid grey.

Vehicle Access - description:

Description of existing materials and finishes:

Tarmac to driveway and a strip ~1.8m wide across rear of property.

Description of *proposed* materials and finishes:

Natural stone to raised patio area approx. 300mm above external ground levels.

Walls - description:

Description of existing materials and finishes:

Red facing brick.
Render to first floor elevations.

Description of *proposed* materials and finishes:

Dark facing brick, colour - blue/black/dark grey
Dark stained horizontal timber cladding, colour - black.

Windows - description:

Description of existing materials and finishes:

White painted timber windows.
Instances of white uPVC double glazed windows and timber framed double glazed windows to rear elevation.

Description of *proposed* materials and finishes:

Powder coated aluminium framed double glazed windows, colour - dark grey.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PL000 - Existing and Proposed Location and Site Plans
PL001 - Existing Plans
PL002 - Existing Elevations
PL003 - Proposed Plans
PL004 - Proposed Elevations
4WM_Design and Access Statement

11. Explantion for Proposed Demolition Work

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

The existing attached outbuilding and detached garage will be demolished to enable a new extension to be built to modern construction standards.

12. 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? (Please select only one)

○ The agent ◉ The applicant ○ Other person

13. Certificates (Certificate A)

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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Dan Surname: Gibson

Person role: AGENT Declaration date: 22/12/2016 ☑ 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 22/12/2016