MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
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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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Den	Surname:	Buckley

Company name:			
Street address:	142		
	Manley Road	Telephone number:	
		Mobile number:	
Town/City:	MANCHESTER	Fax number:	
Country:		Email address:	
Postcode:	M16 8WD		

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

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Erection of a single storey rear and side extension with roof terrace.

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: 24 Suffix:

House name:

Street address: Hardcastle Avenue

Town/City: MANCHESTER

Postcode: M21 7LH

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

Easting: 382183

Northing: 392680

Description:

5. 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

6. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Melanie Surname: Tann

Reference:

Date (DD/MM/YYYY): 07/02/2017 (Must be pre-application submission)

Details of the pre-application advice received:

The Manchester Planning, Building Control & Licensing office provided advise on the Neighbour Notification Scheme and extending near a neighbouring boundary.

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. 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

11. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

Rear boundary fence to number 22 Hardcastle Avenue is concrete post and timber panel construction.

Description of *proposed* materials and finishes:

The first 3 meters of fence from the rear walls of the existing dwellings will be removed and replaced with the red brick wall of the proposed extension.

Doors - description:

Description of *existing* materials and finishes:

Existing back double doors are white uPVC double-glazed units.

Description of *proposed* materials and finishes:

Proposed bifold doors to rear garden will be white uPVC double-glazes units.

Lighting - description:

Description of *existing* materials and finishes:

There is currently an existing security light fixed on the rear wall of the dwelling.

Description of *proposed* materials and finishes:

External lighting has yet to be decided by the owners.

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The flat roof terrace will be surfaced with a timber deck on graduated timber battens.

Vehicle Access - description:

Description of *existing* materials and finishes:

Vehicle access and hard standing to the front of the property is of concrete slabs and will be unaffected by the proposed extension.

Description of *proposed* materials and finishes:

n/a

Walls - description:

Description of *existing* materials and finishes:

Existing external walls are of red brick.

Description of *proposed* materials and finishes:

Proposed new external walls will be of red brick which will best match the existing.

Windows - description:

Description of *existing* materials and finishes:

All existing windows are white uPVC double-glazed units.

Description of *proposed* materials and finishes:

Small rear window (garden-facing utility window) and larger side utility window will be reused from kitchen and stair landing (both white uPVC double-glazed units).

11. Materials

OTHER - description:

Type of other material: Guttering

Description of *existing* materials and finishes:

Existing guttering and soil pipe is of black/dark grey PVC pipework.

Description of *proposed* materials and finishes:

Additional guttering to the proposed extension will be of black PVC to match existing.

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

12. 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: Denis Surname: Buckley

Person role: AGENT Declaration date: 09/10/2017 ☑ 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 09/03/2017