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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Martin	Surname:	Ogrady

Company name:			
Street address:	17 Maidstone Road		
	Heaton Mersey	Telephone number:	
	Stockport	Mobile number:	
Town/City:		Fax number:	
Country:		Email address:	
Postcode:	sk43ab		

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:

Construction of a 2 storey rear extension to achieve a ground floor W.C. area and a more spacious Kitchen at ground floor level and to create an additional washroom and a larger 3rd Bedroom at first floor level.

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:	32
Suffix:	
House name:	
Street address:	Filey Road
Town/City:	MANCHESTER
Postcode:	M14 6GQ

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

Easting:	385988
Northing:	393682

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

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

10. Site Visit

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:

RED BRICK WALL WITH TERRACOTTA COPING TO FRONT BOUNDARY

TIMBER FENCE WITH CONCRETE POSTS TO REAR BOUNDARY

Description of *proposed* materials and finishes:

EXISTING BOUNDARY TREATMENT TO REMAIN UNAFFECTED BY THE PROPOSED WORKS

Doors - description:

Description of *existing* materials and finishes:

TIMBER DOOR AND FRAME TO FRONT MAIN ENTRANCE DOOR WITH RECTANGULAR
GLAZED FAN LIGHT ABOVE. WHITE uPVC DOOR TO REAR ELEVATION.

Description of *proposed* materials and finishes:

NEW EXTERNAL REAR DOOR TO BE WHITE uPVC TO MATCH THE EXISTING.

Lighting - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

GREY SLATE FINISH TO MAIN PITCHED ROOF AND LEAN TO ROOF OVER BAY WINDOW TO FRONT ELEVATION. DECORATIVE TERRACOTTA RIDGE TILES TO MAIN ROOF.

PAINTED BLACK TIMBER FASCIA BOARDS TO MAIN ROOF AT THE REAR OF THE HOUSE AND ROOF OVER FRONT BAY WINDOW ONLY.

2No BRICK CHIMNEY STACKS IN TOTAL.
1No TO FRONT ELEVATION AND 1No TO REAR ELEVATION WITH RED CLAY CHIMNEY POTS.

Description of *proposed* materials and finishes:

GREY SLATE FINISH AND DECORATIVE TERRACOTTA RIDGE TILES TO MATCH MAIN ROOF.

PAINTED BLACK TIMBER FASCIA BOARDS TO MATCH THE EXISTING REAR ELEVATION

Vehicle Access - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Walls - description:

Description of *existing* materials and finishes:

FRONT ELEVATION :
SMOOTH RED FACING BRICKWORK LAID IN STRETCHER BOND WITH FLUSH POINTED JOINTS
PROJECTING DECORATIVE BRICK STRIP BELOW EAVES.

REAR AND SIDE ELEVATION :
A MIXTURE OF RED/BROWN RECLAIMED BRICKWORK LAID IN STRECHER BOND WITH FLUSH POINTED JOINTS. SMOOTH RED BRICK ARCHED BRICK SOILDIER COURSE ABOVE 1 No REAR WINDOW AND REAR EXTERNAL DOOR.

Description of *proposed* materials and finishes:

RED RECLAIMED BRICKWORK LAID IN STRETCHER BOND WITH FLUSH POINTED JOINTS. SMOOTH RED BRICK ARCHED SOLDIER COURSE ABOVE NEW REAR DOOR OPENING TO MATCH THE EXISTING.

Windows - description:

Description of *existing* materials and finishes:

DOUBLE GLAZED WHITE uPVC WINDOWS THROUGHOUT.

11. Materials

STONE CILL AND LINTELS TO WINDOWS TO FRONT ELEVATION ONLY.

Description of *proposed* materials and finishes:

NEW WINDOWS TO BE DOUBLE GLAZED WHITE uPVC TO MATCH THE EXISTING.

OTHER - description:

Type of other material: RAINWATER GOODS

Description of *existing* materials and finishes:

OGEE PROFILED METAL GUTTER TO MAIN ROOF FRONT ELEVATION ONLY.
HALF ROUND uPVC GUTTERS TO REAR ELEVATION AND LEAN TO ROOF OVER FRONT BAY WINDOW.

ROUND uPVC RAINWATER PIPES COLOUR BLACK.

BLACK uPVC SOIL AND VENT PIPE TO REAR ELEVATION.

Description of *proposed* materials and finishes:

ALL NEW GUTTERS TO BE HALF ROUND uPVC TO MATCH THE EXISTING REAR GUTTERS.

NEW RAINWATER PIPES TO BE ROUND BLACK uPVC TO MATCH THE EXISTING.

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:

1000.01 Plans as existing (including site location plan)
1000.02 Elevations as existing
1000.03 Plans as proposed
1000.04 Elevations as proposed
Design and Access statement
CIL questionaire

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: Martin Surname: Ogrady

Person role: APPLICANT Declaration date: 06/01/2017 ☑ 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 06/01/2017