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. 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: Dr | First name: Jason | Surname: Williams

Company name:

Street address: 11 Elm Road
Didsbury

Town/City: Manchester
County:
Country:
Postcode: M20 6XB

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Tye

Company name: Paul Butler Associates

Street address: 31 Blackfriars Road

Town/City: Salford
County: Manchester
Country: United Kingdom
Postcode: M3 7AQ

	Country Code	National Number	Extension Number
Telephone number:		0161 835 3530	
Mobile number:			
Fax number:			

Email address: dave@paulbutlerassociates.co.uk

3. Description of Proposed Works

Please describe the proposed works:
Erection of two storey side and single storey rear extension following demolition of existing double garage

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: 11 Suffix:

House name:

Street address: ELM ROAD

Town/City: MANCHESTER

County:

Postcode: M20 6XB

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

Easting: 384239

Northing: 391613

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: Jennifer Surname: Atkinson

Reference: Meeting

Date (DD/MM/YYYY): 09/11/2011 (Must be pre-application submission)

Details of the pre-application advice received:

A pre-application meeting was held with Manchester City Council Officers (Dave Lawless and Jennifer Atkinson on 9 November 2011) at which a preliminary design was presented. Officer comments were then considered by the applicant and a revised series of four design options were presented to the Council. Each design option responded to officer feedback; by reducing the height of the proposed side extension; by revising the shape of the side extension roof to achieve greater subservience with the main dwelling; and by simplifying the detailing of the Elm Road elevation in order to address the Conservation Officer's assertion that the design approach was too similar to the main dwelling, 'competing' with it, rather than 'complementing' it. The application proposal was selected as the most appropriate design response to achieve the client's aspirations and to address the Council's comments. It is understood that formal consultation with immediate neighbours, the Disdbury Civic Society and others will be undertaken by the Council in due course.

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

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:

The poor quality Mulberry tree (marked T1 on plan 1410.PL01E) will be removed. This young tree would be removed in any event since it has been planted abutting the property and is reducing natural light to the front rooms, in particular the dining room.

8. Parking

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

If Yes, please describe:

The proposal requires the removal of the rear garage and associated hard standing in the rear garden. Replacement garaging for two cars is provided within the new extension.

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):

Walls - description:

Description of *existing* materials and finishes:

Elm Road elevation: Smooth red/orange brick
Side and rear elevations: Rougher red/brown brick

Description of *proposed* materials and finishes:

Two storey extension: Render to Elm Road elevation with rougher red/brown brick to side elevation of extension to match that of the existing side elevation.
Single storey extension: Predominantly glazed to the garden elevation with rougher red/brown brick piers to match the brick of the rear elevation of the existing property.

Roof - description:

Description of *existing* materials and finishes:

Slate.

Description of *proposed* materials and finishes:

Two storey extension: Slate to match existing roof.
Single storey extension: Flat roof with two glazed lanterns, roofing material to be agreed with Planning Department.

Windows - description:

Description of *existing* materials and finishes:

Predominantly timber framed leaded windows, but with contemporary windows to the groundfloor of the rear elevation, including a clear glazed window to the kitchen and an obscure window to the WC.

Description of *proposed* materials and finishes:

Two storey extension: Timber framed windows to Elm Road frontage. Frames to be painted black and white to match existing frames. No windows are proposed in the brick gable of the side extension.
Single storey extension: Proposed curtain wall glazing system.

Doors - description:

Description of *existing* materials and finishes:

Timber with glazed vision panels.

Description of *proposed* materials and finishes:

Two storey extension: Timber garage doors.
Single storey extension: Glazed doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Various heights and styles of brick wall. Also pivot hedge.

Description of *proposed* materials and finishes:

To match existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac.

Description of *proposed* materials and finishes:

Block paving or similar.

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:

Please refer to Fasciato Architects Plan 'Proposed plans, elevations, section' Drawing No. 1410.PL01E

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 or building to which the application relates.

Title: Mr First name: David Surname: Tye

Person role: Applicant Declaration date: 01/02/2012 ☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	First Name:	Surname:
Mr	David	Tye

Person role: Applicant Declaration date: 01/02/2012 ☒ 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. ☒

Date 01/02/2012