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: James | Surname: Ryan

Company name:

Street address: 41 Rishworth Drive
New Moston

Town/City: Manchester
County: Greater Manchester (Met County)
Country:
Postcode: M40 3PR

	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

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

I would like ot convert the loft of the bungalow which I have recently bought. In this conversion I would like to add 3 dormas, 1 of which would be double doors instead of a window. I would also like to extend the rear of the property to make a larger living/kitchen space.

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: 41 | Suffix:
House name:
Street address: Rishworth Drive

Town/City: Manchester
County:
Postcode: M40 3PR

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

Easting: 389103
Northing: 401956

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: Mrs First name: Helen Surname: Hodgett

Reference:

Date (DD/MM/YYYY): 30/01/2013 (Must be pre-application submission)

Details of the pre-application advice received:

I spoke to Helen who was extremely helpful. I have never submitted plans before as this is mine and my fiance's first time doing anything like this. Helen sent me some details via email and directed me to the planning portal for easy submission.

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):

Walls - description:

Description of *existing* materials and finishes:

Standard brick (orange and red in colour) including standard light brown pointing

Description of *proposed* materials and finishes:

Standard brick (orange and red in colour) including standard light brown pointing. Basically the same or extremely colse to the existing design.

Roof - description:

Description of *existing* materials and finishes:

The roof is tiled with battens and felt underneath.

Description of *proposed* materials and finishes:

The proposed dormas will be flat roofs which will be constructed using fiberglass top and cladded sides to keep in with the appearance of the other houses on the street. The cladding will be as close in colour as possible at the existing walls. I basically want the dormas to look like they were part of the original house. The large flat roof to the rear will be constructed using fiberglass and reinforced to allow it to be walked on.

Windows - description:

Description of *existing* materials and finishes:

Brown UPVC double glazed windows.

Description of *proposed* materials and finishes:

Brown UPVC double glazed windows. The existing windows will stay as they are apart from the one to the rear which will be replaced by a large bi-folding door across the rear of the house. The other windows and the doors will all be in the same colour as the existing ones to keep in touch with its current look.

11. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

White UPVC multi lock door to the side of the property and a white wooden old glass (non double glazed) door to the rear. Internally, the doors are all old, worn wooden doors with large glass panels.

Description of *proposed* materials and finishes:

Brown UPVC multi-locking double glazed door to the side and rear dorma of the property. Brown UPVC double glazed multi-locking bi-folding door to the rear of the extension. Basically keeping in touch with the current look of the windows. Internally the doors will all be fire proof doors apart from those leading to the WC and en-suit.

Boundary treatments - description:

Description of *existing* materials and finishes:

Wooden fence to rear with concrete posts. Brick wall to the front with iron gates.

Description of *proposed* materials and finishes:

This will stay the same.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The property has a flagged driveway leading downt he side of the house to the garden at the back.

Description of *proposed* materials and finishes:

This will remain the same

Lighting - add description

Description of *existing* materials and finishes:

The existing internal lights are old standard bayonette fittings wired on the old electrical wiring system. Once light in each room apart from the kitchen which has a strip light.

Description of *proposed* materials and finishes:

Complete electrical re-wire including spotlights (with fire proof hoods) in the kitchen, WC, living room and loft conversions room. Other rooms will have standard lighting. There will also be a security light to the back and side of the property.

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:

I am also attaching the structural engineer's drawings illustrating the loads and where supports will need to be.

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: James Surname: Ryan

Person role: Applicant Declaration date: 07/02/2013 ☒ 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: Mr First Name: James Surname: Ryan

Person role: Applicant Declaration date: 07/02/2013 ☒ 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 07/02/2013