MANCHESTER CITY COUNCIL

Planning
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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 conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas 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: Shea

Company name:

Street address: 821 Wilmslow Road
Didsbury

Town/City: Manchester
County:
Country:
Postcode: M20 2SN

	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:

Two storey extension to rear of existing residential dwelling, including partial demolition and alterations to existing single storey rear utility room.

Has the work already been started without planning permission? ◉ Yes ○ No

If Yes, please state when the works were started: 01/07/2013

Has the work already been completed without planning permission? ○ Yes ◉ No

4. Site Address Details

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

House: 821 | Suffix:

House name:

Street address: Wilmslow Road

Town/City: Manchester
County:
Postcode: M20 2SN

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

Easting: 385047
Northing: 390443

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):

Walls - description:

Description of *existing* materials and finishes:

Existing cavity brickwork construction with red external facing brickwork laid in a stretcher bond and incorporating render infills at first floor set within brick quoins.

Description of *proposed* materials and finishes:

All new brickwork and render to closely match existing specification.

Roof - description:

Description of *existing* materials and finishes:

Traditional timber framed roof construction with timber rafters and hips supported on timber purlins. Roof coverings comprise of clay 'rosemary' tiles with match clay hip and ridge tiles to both the main roof and utility room roof.

Description of *proposed* materials and finishes:

Roof structure to be extended in timber to match existing and finished externally with matching clay 'rosemary' tiles and clay hip and ridge tiles.

Windows - description:

Description of *existing* materials and finishes:

Existing single glazed painted timber casement windows with top hung opening lights. Leaded glazing is provided to the front elevation windows.

Description of *proposed* materials and finishes:

New windows to comprise white, double glazed, Upvc Windows.

Doors - description:

Description of *existing* materials and finishes:

Exisitng doors comprise a range of painted timber hardwood doors, some incorporating single glazing.

Description of *proposed* materials and finishes:

New powder coated aluminium framed folding door to be provided along the rear elevation incorporating double glazed units. A new white Upvc single leaf door is to be provided to the side elevation to the utility room.

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing boundaries comprise a combination of brickwork walls, timber panels and hedgerows.

Description of *proposed* materials and finishes:

Existing boundaries are to remain unchanged.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing block paviour hard standing to vehicle parking areas to the front elevation and part side. Elsewhere perimeter hard standings comprise of pre-cast concrete pavings.

Description of *proposed* materials and finishes:

Existing hardstandings are to remain unchanged, with exception of the rear pathway / patio area which is to be altered to accomodate the new rear extension.

10. (Materials continued)

Lighting - add description

Description of *existing* materials and finishes:

Limited external PIR lighting.

Description of *proposed* materials and finishes:

New PIR external lighting to be provided to the rear elevation as part of extension.

Others - description:

Type of other material: rainwater goods

Description of *existing* materials and finishes:

Existing rainwater goods comprise of black Upvc

Description of *proposed* materials and finishes:

New black Upvc rainwater goods to closely match 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:

Existing Plans & Elevations 01
Proposed Plans & Elevations 02

11. Explanation for Proposed Demolition Work

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

This is limited to the partial demolition and alteration of the existing rear utility room which would appear to comprise an earlier extension to the base build structure. The utility room is in very poor condition.

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
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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, 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: Shea

Person role: Applicant Declaration date: 22/07/2013 ☒ 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 22/07/2013