14247
£150

FORT 1 BY THE PLANNING

Planning

P O Box 463, Town Hall Extension
Manchester M60 3NY
Phone: 0161 234 4516 Fax: 0161 234 4508
Email: planning@manchester.gov.uk

MANCHESTER
CITY COUNCIL

087924

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mrs First name: Caroline Surname: Fox

Company name

Street address: 4
Tymm Street
Moston

Town/City: Manchester

County:

Country: United Kingdom

Postcode: M40 0LD

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

Email address: caroline.fox@fentons.co.uk

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:

A single storey extension to the rear of our home. The additional room will serve as the family den / dining room.

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: 4 Suffix:

House name:

Street address: Tymm Street

Town/City: MANCHESTER

County:

Postcode: M40 0LD

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

Easting: 388149

Northing: 401819

Description:

PLANNING
ACK'D
REPLIED
REC'D 13 OCT 2008
M
M
M
FOR ACTION

PLANNING
ACK'D
REPLIED
REC'D 13 OCT 2008
M INIT REC'D DATE
M
M
FOR ACTION

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 boundary? ○ 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. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ 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:

New Brick / block cavity walls

Description of *proposed* materials and finishes:

New Brick / block cavity walls, in style with current brick work, (colour and style). RSJ over the existing rear wall.

Roof - description:

Description of *existing* materials and finishes:

Slate covering roof with guttering

Description of *proposed* materials and finishes:

Timber joist contrsuction with lead flashing and gutter RWP to match existing

Windows - description:

Description of *existing* materials and finishes:

Double glazed UPVC framed window (openable), to the rear.

Description of *proposed* materials and finishes:

one large double glazed UPVC framed window (openable) and three roof lights.

Doors - description:

Description of *existing* materials and finishes:

Double french doors - Double Glazed UPVC

Description of *proposed* materials and finishes:

Double french doors - Double Glazed UPVC - retain existing doors. Side door to gain access to the side alley. The side door will be a solid timber single door.

Boundary treatments - description:

Description of *existing* materials and finishes:

There are wooden fences seperating the gardens.

Description of *proposed* materials and finishes:

The new extension will not have an effect on these fences. The current property is up to the same level as our neighbours' therefore the extension will not affect the ajoining walls.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The extension will not affcet the vehicle access and hard standing.

Description of *proposed* materials and finishes:

The extension will not affcet the vehicle access and hard standing.

11. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

There are spot lights in the kithen and bathroom. In the living room and bedrooms there are down lights with a single light fitting in each area.

Description of *proposed* materials and finishes:

There will be two down lights with a light fitting on each.

Others - description:

Type of other material: Plumbing

Description of *existing* materials and finishes:

Waste and drainage plumbing for the bathroom is located on the rear exterior wall.

Description of *proposed* materials and finishes:

Due to being a side door the plumbing remains the same.

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 Site Plan - A/JAE/TS/106/A
Existing Layout - A/JAE/TS/100A
Proposed Scheme - side elevations - A/JAE/TS/107/A
Proposed Scheme - plan, section & elevation - A/JAE/TS/105/A

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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: Mrs First name: Caroline Surname: Fox

Person role: Applicant Declaration date: 10/10/2008 [X] Declaration made

12. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select 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: ( )

Title: Mrs First Name: Caroline Surname: Fox

Person role: Applicant Declaration date: 10/10/2008 [X] 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. [X]

Date 10/10/2008

087924

. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served
mr Bernard Edwards (owner of 6 Tymm Street)	C/O Warman Lloyd Estate Agents, 201 - 203 Moston Lane East, Moston, Manchester, M40 3HY	27.10.08
mr Daniel Dearlove + MISS CATHERINE HARTLEY	2 Tymm STREET, MOSTON, MANCHESTER, M40 0LD.	27.10.08.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		27/10/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

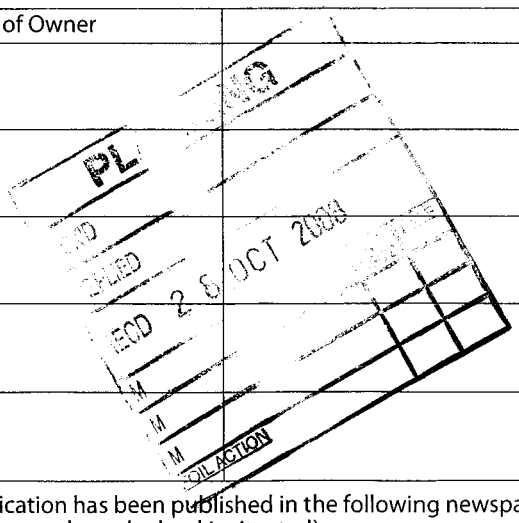
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served



Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):