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: Mr & Mrs | First name: Andrew and Katherine | Surname: Beverley

Company name:

Street address: 27 Old Lansdowne

Town/City: Manchester

County:

Country:

Postcode: M20 2PA

	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: Valentino | Surname: Sousa

Company name:

Street address: 79 hawksey Drive

Town/City: Nantwich

County: Cheshire

Country: UK

Postcode: CW5 7GF

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

Email address: vcapelo@hotmail.com

3. Description of Proposed Works

Please describe the proposed works:

The proposed works comprise alterations and extension to the existing house.
The alterations to the cellar are designed to create a habitable room, a utility room and a toilet. Existing windows to the cellar would be reglazed and a new window created.
The alterations to the ground floor are designed to provide an easier access to the garden and cellar, and to reconfigure the kitchen in view of the proposed extension. As part of these changes, a new window and roof window are proposed at this level.
The proposed extension is single storey and located at the rear of the exisiting house. It consist of a dining area open to the kitchen and to the garden, through a small balcony and set of steps.
A slight reconfiguration to the external areas is also proposed in the area adjacent, and with a view to accommodating the extension.

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: 27 Suffix:

House name:

Street address: Old Lansdowne Road

Town/City: Manchester

County:

Postcode: M20 2PA

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

Easting: 384161

Northing: 392028

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: Tracie Surname: Simpson

Reference: Erection of a single storey rear extension to provide additional living accommodation.

Date (DD/MM/YYYY): 09/07/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Plans and elevations have been forwarded, showing the existing and proposed accommodation.
According to the submitted information, it would appear that the proposal is acceptable in principle, however a full and detailed assessment would be required to be carried out during the planning application process including consultation/neighbour notification.

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

PL.02 Existing Site Plan
PL.05 Proposed Site Plan

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:

Facing brickwork to be retained

Description of *proposed* materials and finishes:

White render
Dark grey composite cladding panel

Roof - description:

Description of *existing* materials and finishes:

Slate roof tiles to be retained

Description of *proposed* materials and finishes:

Lead flat roofing with edge trims

Windows - description:

Description of *existing* materials and finishes:

Painted timber windows to be retained
Dark grey roof windows to be retained

Description of *proposed* materials and finishes:

Dark grey aluminium windows
Dark grey roof windows

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

Facing brickwork wall between driveway and garden
Natural oak to garden gate

Description of *proposed* materials and finishes:

Reclaimed facing brickwork wall between driveway and garden
Natural oak gate to garden gate and bin enclosure

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

York stone slabs

Description of *proposed* materials and finishes:

Reclaimed York stone slabs

Others - description:

Type of other material: balcony and steps

Description of *existing* materials and finishes:

Timber deck and balustrade

Description of *proposed* materials and finishes:

Engineered timber deck and aluminium balustrade

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:

PL.03 Existing Plans
PL.04 Existing Elevations
PL.06 Proposed Plans
PL.07 Proposed Elevations

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 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: Valentino Surname: Sousa

Person role: Agent Declaration date: 12/08/2013 ☒ 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 12/08/2013