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 & Mrs | First name: | Surname: Watson

Company name:

Street address: 37 Beech Road
Chorlton

Town/City: Manchester
County: Lancashire
Country: United Kingdom
Postcode: M21 8BX

	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: Steve | Surname: Elson

Company name: Steve Elson Architecture

Street address: 39 Claude Road
Chorlton cum Hardy

Town/City: Manchester
County: Greater Manchester (Met County)
Country:
Postcode: M21 8BZ

	Country Code	National Number	Extension Number
Telephone number:	0161	4254818	
Mobile number:	07799	767680	
Fax number:			

Email address: stj.elson@steveelson-architecture.com

3. Description of Proposed Works

Please describe the proposed works:
Conversion of existing single storey extension to two storey extension and additional footprint to accommodate ground floor WC.

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: 37 Suffix:

House name:

Street address: Beech Road

Town/City: Manchester

County:

Postcode: M21 8BX

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

Easting: 381704

Northing: 393452

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: Melanie Surname: Tann

Reference:

Date (DD/MM/YYYY): 27/06/2013 (Must be pre-application submission)

Details of the pre-application advice received:

What is outside permitted development. Advice on materials and roof.

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:

T1 marked on drawing number 1033_03

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:

Brick to the ground floor walls.

Description of *proposed* materials and finishes:

White render to the ground floor walls to the side and rear. Stone stringer course between ground and first floor walls.
Brick to match existing to first floor walls.

Roof - description:

Description of *existing* materials and finishes:

Rosemary type tiles to existing extension.
Concrete interlocking tiles to main building.

Description of *proposed* materials and finishes:

Re-use tiles where possible.
New roof materials to match existing.

Windows - description:

Description of *existing* materials and finishes:

Timber frame windows.

Description of *proposed* materials and finishes:

uPVC to rear and to front WC.
Glass jointed narrow bays to sides.
Obscured glass to WC and bedroom facing east boundary.

Doors - description:

Description of *existing* materials and finishes:

Timber framed french style doors to rear extension

Description of *proposed* materials and finishes:

uPVC french style doors to replace existing.

Boundary treatments - description:

Description of *existing* materials and finishes:

Low brick wall to Beech Road and Beaumont Road with hedge.
Timber panel fence to neighbour boundary.

Description of *proposed* materials and finishes:

Same as existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hardstanding to front with some grassed areas.
Lawned to rear with some paving / path.

Description of *proposed* materials and finishes:

As existing to front.
As existing to rear.

Lighting - add description

Description of *existing* materials and finishes:

External lighting to front door area.

Description of *proposed* materials and finishes:

As 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:

1033_01 Existing and Proposed Plans / Location / Perspective
1033_02 Existing Elevations
1033_03 Proposed Elevations
1033_04 Existing and Proposed Site Layouts
1033_05 Existing and Proposed Perspective Views

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: Steve | Surname: Elson

Person role: Agent | Declaration date: 19/09/2013 | ☒ 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 19/09/2013