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 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: Andrew | Surname: Mullet

Company name:

Street address: 6 Rufford Road

Town/City: Manchester

County:

Country:

Postcode: M16 8AE

	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: Mrs | First Name: Sonia | Surname: Pabla-Thomas

Company name: SPACE:ARCHITECTURE+PLANNING

Street address: 4 MANCHESTER ROAD
Chorlton
Manchester

Town/City:

County: Lancashire

Country: United Kingdom

Postcode: M21 9JG

	Country Code	National Number	Extension Number
Telephone number:	0161	7132718	
Mobile number:		07810008333	
Fax number:			

Email address: sonia@spaceap.com

3. Description of Proposed Works

Please describe the proposed works:

Demolition of existing 1970's house which is in a poor state of repair and construction of new family dwelling.

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: 6 Suffix:

House name:

Street address: Rufford Road

Town/City: Manchester

County:

Postcode: M16 8AE

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

Easting: 382856

Northing: 395402

Description:

5. 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: Mr First name: Roger Surname: Hall

Reference: None

Date (DD/MM/YYYY): 15/08/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Manchester city council are happy with demolition of the existing structure as its architectural merit is "neutral at best". The massing and scale of the proposed development is acceptable as long as it is detailed correctly.

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

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

Arboriculturalists report will be forwarded to the planning department shortly.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? (•) Yes ( ) No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Subject to recommendations contained in our appointed Arboriculturalist.

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):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

White Render to ground floor, Grey slate to 1st floor / Roof

Description of *proposed* materials and finishes:

White render to ground floor walls to match existing, Grey render to 1st floor to match the grey slate of the existing. Timber (Oak) panels to 1st floor and entrance door. Floor to ceiling glazing on first and ground floor to maximise daylight.

Roof - description:

Description of *existing* materials and finishes:

Grey slate with dormer window to front elevation

Description of *proposed* materials and finishes:

Single ply membrane flat roof

Windows - description:

Description of *existing* materials and finishes:

Single glazed timber framed casement windows painted black

Description of *proposed* materials and finishes:

Double glazed highly insulated aluminum framed windows in dark grey/black

Doors - description:

Description of *existing* materials and finishes:

Timber door painted blue

Description of *proposed* materials and finishes:

Timber (oak) door

Boundary treatments - description:

Description of *existing* materials and finishes:

Red brick wall to front and rear of property, low stone wall to west of property and wooden fence to east side of property

Description of *proposed* materials and finishes:

All existing boundary treatments will be maintained and retained

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Loose gravel drive to house

Description of *proposed* materials and finishes:

Drive to maintained

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:

0129_21_201 FRONT ELEVATION
0129_21_202 REAR ELEVATION
0129_21_203 EAST ELEVATION
0129_21_204 WEST ELEVATION
0129_99_901 VISUALS

11. Explanation for Proposed Demolition Work

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

The building was originally built as a garage in the 1970's and later converted to a dwelling as such the building is poorly constructed and layed out with some rooms being accessed from one another. The building currently is in an extremely poor state of repair with many of the main structural elements requiring major repairs which are not cost effective.
Generally the building is beyond repair. (see attached planning report)

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: Mrs First name: Sonia Surname: Pabla-Thomas

Person role: Agent Declaration date: 30/08/2013 ☒ 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 30/08/2013