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: | Surname: Tompkins

Company name:

Street address: 72 Nicolas Road
Chorlton cum Hardy
Town/City: Manchester
County:
Country:
Postcode: M21 9LR

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

Email address: 07903329787

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Ms | First Name: Lisa | Surname: Raynes

Company name: Raynes Architecture

Street address: 13 Chequers Road
Chorlton
Town/City: Manchester
County: Greater Manchester (Met County)
Country: United Kingdom
Postcode: M21 9dx

	Country Code	National Number	Extension Number
Telephone number:		07989 744 336	
Mobile number:			
Fax number:			

Email address: lisa@raynesarchitecture.co.uk

3. Description of Proposed Works

Please describe the proposed works:
demolition of coal shed and Single storey extension to existing dwelling with interior alterations.

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: 72 Suffix:

House name:

Street address: Nicolas Road

Chorlton cum Hardy

Town/City: Manchester

County:

Postcode: M21 9LR

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

Easting: 381238

Northing: 394285

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: 101147/LP/2012/S1

Date (DD/MM/YYYY): 08/02/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Application was submitted under Permitted Development, but was refused. I spoke to Melanie Tann who said it was likely to be acceptable under a full planning application, and that she would endeavour to determine the application within 4 weeks

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

If Yes, please provide details of the name, relationship and role:

(a) the applicant, Elena Tompkins is a member of staff, works in chief executive, city policy team as policy assistant.

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

Description of *proposed* materials and finishes:

brick

Roof - description:

Description of *existing* materials and finishes:

slate or slate effect

Description of *proposed* materials and finishes:

single ply membrane on flat roof with lantern and rooflights

Windows - description:

Description of *existing* materials and finishes:

UPVC

Description of *proposed* materials and finishes:

upvc window to side
PPC aluminium sliding door to rear

Doors - description:

Description of *existing* materials and finishes:

upvc

Description of *proposed* materials and finishes:

PPC aluminium sliding door to rear

Boundary treatments - description:

Description of *existing* materials and finishes:

concrete post and timber fence panels

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

concrete to side paving to rear

Description of *proposed* materials and finishes:

concrete to side paving to rear

Lighting - add description

Description of *existing* materials and finishes:

security light

Description of *proposed* materials and finishes:

security light

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:

2.000 ex floor plans
2.001 ex eles
2.002 ex side eles
2.010 rev B prop floor plans
2.011 rev A prop eles
2.012 rev B prop side eles
3.010 rev A prop sections
9.10 prop site location
9.001 rev A site location

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 or building to which the application relates.

Title: Ms | First name: Lisa | Surname: Raynes

Person role: Applicant | Declaration date: 11/02/2013 | ☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete 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: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Ms | First Name: Lisa | Surname: Raynes

Person role: Applicant | Declaration date: 11/02/2013 | ☒ 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 11/02/2013