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 for relevant demolition of an unlisted building in a conservation area
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: Mike | Surname: Gavin

Company name:

Street address: 9 East Meade

Town/City: Manchester

County:

Country: United Kingdom

Postcode: M21 8GA

	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:		01614254818	
Mobile number:		07799767680	
Fax number:			

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

3. Description of Proposed Works

Please describe the proposed works:

Demolition of brick garage, out house and canopy. Proposed rear extension on the ground floor with external seating area. Replacement of existing render with new to match.

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: 9 Suffix:

House name:

Street address: East Meade

Town/City: Manchester

County:

Postcode: M21 8GA

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

Easting: 381651

Northing: 393088

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: First name: Melanie Surname: Tann

Reference:

Date (DD/MM/YYYY): 06/03/2014 (Must be pre-application submission)

Details of the pre-application advice received:

Looks OK in principle. Advice to serve Notice Number 1 is served and Certificate B is signed.

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

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Wider access to accommodate two cars off road parking.

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

If Yes, please describe:

There is currently off road space for one car. It is proposed to include off road space for two cars.

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 and red brick.

Description of *proposed* materials and finishes:

White render and red brick.

Roof - description:

Description of *existing* materials and finishes:

Rosemary tiles.

Description of *proposed* materials and finishes:

Lead or other approved. Powder coated (grey) aluminium framed roof light behind parapet.

Windows - description:

Description of *existing* materials and finishes:

White painted timber framed windows.

Description of *proposed* materials and finishes:

Powder coated (grey) aluminium framed windows.

Doors - description:

Description of *existing* materials and finishes:

White painted timber door frames.

Description of *proposed* materials and finishes:

Powder coated (grey) aluminium framed sliding doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Concrete post and timber infill panels.

Description of *proposed* materials and finishes:

Concrete post and timber infill panels.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete pavers laid in herringbone pattern.

Description of *proposed* materials and finishes:

Concrete pavers laid in herringbone pattern to parking area. Paving slabs elsewhere.

Lighting - add description

Description of *existing* materials and finishes:

Security lighting.

Description of *proposed* materials and finishes:

Security lighting.

Others - description:

Type of other material: Metal cladding and downpipes.

Description of *existing* materials and finishes:

Plastic downpipes

Description of *proposed* materials and finishes:

Metal downpipes. Zinc (or other approved) panel above sliding doors.

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:

1035_01, 1035_02, 1035_07, 1035_08, 1035_09, 1035_10, 1035_11. Heritage / Design Statement

11. Explanation for Proposed Demolition Work

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

Demolition of garage and out house and canopy to make way for extension and associated new garden area.

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 B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant				Date notice served
Name	Mr & Mrs Cunliffe			
Number:	11	Suffix:		04/04/2014
Street:	East Meade			
Locality:	Chorltonville			
Town:	Manchester			
Postcode:	M21 8GA			

Title: Mr First name: Steve Surname: Elson

Person role: Agent Declaration date: 14/05/2014 ☒ 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 14/05/2014