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: Ms | First name: Jeanette | Surname: Miller

Company name:

Street address: 10 Pine Road
Didsbury

Town/City: Manchester
County: Greater Manchester (Met County)
Country: United Kingdom
Postcode: M20 6UY

	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: Victoria | Surname: Kirkpatrick

Company name: Bridge Architects

Street address: 19 Lumb Lane
Littlemoss

Town/City: Manchester
County: Greater Manchester (Met County)
Country:
Postcode: M43 7BU

	Country Code	National Number	Extension Number
Telephone number:		0161 3717570	
Mobile number:		07855373351	
Fax number:			

Email address: victoria.kirkpatrick@bridgearchitects.com

3. Description of Proposed Works

Please describe the proposed works:

Erection of two-storey side and two-storey rear extension and elevational alterations to existing detached dwelling house.

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: 10 Suffix:

House name:

Street address: Pine Road

Town/City: Manchester

County:

Postcode: M20 6UY

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

Easting: 384463

Northing: 391662

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: Ms First name: Jennifer Surname: Atkinson

Reference: Meeting w/c 2/09/13 and e-mail dated 5/09/13

Date (DD/MM/YYYY): 05/09/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Advise was given after previous application by another agent was withdrawn after an unfavourable response. Sketches presented for a revised scheme were favourably received and agreed to be acceptable in principle-in terms of: bulk and mass being altered as desired, hipping of roof to side, render and brick to rear elevation, oak post and beam arrangement to gables, retained decorative tile cladding, and greater projection of central rear element.

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

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:

Existing garage to be demolished. Area for vehicle parking provision to remain unchanged.

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:

Red brick, decorative tile cladding, render and timber framing to gables and painted wooden cladding.

Description of *proposed* materials and finishes:

Red brick of size, type, colour and mortar to match existing, decorative tile cladding to match existing, render, decorative oak post and beam arrangement to gables.

Roof - description:

Description of *existing* materials and finishes:

Rosemary clay tiling

Description of *proposed* materials and finishes:

Rosemary clay tiling, dark grey single ply membrane to flat roof areas (not visible from street level)

Windows - description:

Description of *existing* materials and finishes:

White/ brown uPVC frames with double glazed units

Description of *proposed* materials and finishes:

White uPVC frames with double glazed units. Velux roof windows to pitched roof areas and glazed lantern to flat roof area

Doors - description:

Description of *existing* materials and finishes:

Timber with glazed infill panels and white uPVC with double glazed units, aluminium sliding doors

Description of *proposed* materials and finishes:

Hardwood with glazed infill/ side panels as drawings.

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fencing with concrete posts, and hedging

Description of *proposed* materials and finishes:

To be retained as existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Precast concrete paviours

Description of *proposed* materials and finishes:

Precast concrete paviours to be retained as existing, new natural stone flags to new patio area

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:

Drawing refs: 0171- al(05)01, 02, 03, 10, 11, 12, 13 and associated Design and Access Statement

11. Explanation for Proposed Demolition Work

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

Existing single storey extensions (not part of the original dwelling house) and existing single storey detached garage are to be demolished to facilitate the proposals

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

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: Mrs First name: Victoria Surname: Kirkpatrick

Person role: Agent Declaration date: 07/10/2013 ☒ 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 07/10/2013