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: Ms | First name: Fiona | Surname: Nicholls

Company name:

Street address: 2 Park Drive
Whalley Range
Fiona
Town/City: Manchester
County: Greater Manchester (Met County)
Country: United Kingdom
Postcode: M160AH

	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

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

All works are part of a major refurbishment of a neglected property, which is designed to enhance energy efficiency whilst also minimising environmental impact more broadly (e.g. through use of quality, low impact and reclaimed materials) and protecting key visual features of the property where they still exist.
External wall insulation to side and rear of the property to be installed to a depth of 200mm and finished in a smooth off white render (see Appendix A and B attachments). The rear elevation will have around 50% coverage of insulation (around the area of the bathroom and kitchen windows ground level to roof) and remaining areas will be rendered to match the finish. There will be a short extension needed to the roof at the side and rear elevations to accommodate /cover the top of the insulation to prevent water ingress (see Appendix B attachments).
Windows to the side (including on modern extension) and rear to be resized and highly energy efficient replacement windows/doors fitted. The resizing work will mostly affect windows on the ground floor. Only the bathroom window upstairs will be subject to significant change to bring it closer to the original size (the previous owner had modified it considerably). See Appendix B attachments.
All down pipes, guttering, fascia and soffits are to be replaced.
A site location plan is shown in Appendix C.

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: 2 Suffix:

House name:

Street address: Park Drive

Whalley Range

Town/City: Manchester

County:

Postcode: M16 0AH

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

Easting: 382308

Northing: 394842

Description:

Semi detached 3 bed property

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: Mr First name: Steve Surname: McCoombe

Reference: BN/13/00497

Date (DD/MM/YYYY): 13/12/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Requested advice on what was needed and was sent email as follows:"You will need to complete the householder planning application form and provide a location plan identifying the property and its curtilage in red, provide existing and proposed elevations drawings and the application fee of £172. In addition, a full specification should be given for the render i.e manufacturer's brochure."

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:

Appendix D site plan illustrating trees.

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:

Solid red brick to main building. Small single level extension to the side is made up of paler more modern red brick.

Description of *proposed* materials and finishes:

Wood fibre external wall insulation to a thickness of 200mm plus smooth render finish. The colour of the finish will be off white and will utilise Natural Building Technology's (NBT) render system (Appendix A: NBT brochure page 20). This work will only apply to the side and rear elevations with the front elevation remaining the original brick finish.

Roof - description:

Description of *existing* materials and finishes:

Main roof has concrete tiles (not the original tiles from the building of the property). White plastic/wood fascia, soffits and plastic guttering are failing. Modern single story extension roof has concrete tiles similar to main roof.

Description of *proposed* materials and finishes:

Main roof will stay the same but with a short extension that will incorporate tiles to match the existing roof as far as is possible, utlising tiles off the extension roof if deemed to be in good condition. The single level extension roof is to be replaced and new tiles fitted. Existing fascia, soffits and gutters to be replaced throughout the property.

Windows - description:

Description of *existing* materials and finishes:

PVC window frames double glazed throughout. These are in poor condition to the rear and side of the property.

Description of *proposed* materials and finishes:

Wooden double and triple glazed windows to be fitted to the side, rear and front. Bay windows at the front will not be replaced or changed. Window sizes will not be changed at the front.

Doors - description:

Description of *existing* materials and finishes:

Front: Wooden front door and frame (non original) and also secondary PVC door filling archway.
Side: wooden backdoor in poor condition
Rear: PVC rear door in poor condition

Description of *proposed* materials and finishes:

Front: Outer PVC door to be removed restoring original featured arch in doorway. Replacement wooden door and frame utllising same footprint as original frame and door.
Side: Back door and frame to be replaced with wooden door and relocated.
Rear: Rear door and associated windows to be replaced with french windows in wood

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete driveway in poor condition

Description of *proposed* materials and finishes:

Reclaimed tiles/bricks that enable water drainage to replace concrete,

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:

Appendix A details specification of render.
Appendix B is a number of drawings detailing existing and proposed elevation changes front, side and rear of the house.
Appendix C is the location plan taken from the land registry.

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: Ms First name: Fiona Surname: Nicholls

Person role: Applicant Declaration date: 25/01/2014 ☒ 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 10/04/2014