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 | First name: Mike | Surname: Barrett

Company name:

Street address: 38 Elm Grove
Didsbury

Town/City: Manchester
County:
Country:
Postcode: M20 6PN

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

Email address: michael.j.barrett@talk21.com

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:
Single storey extention to existing conservatory

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: 38 | Suffix:
House name:
Street address: Elm Grove

Town/City: Manchester
County:
Postcode: M20 6PN

Description of location or a grid reference (must be completed if postcode is not known):
Easting: 384866
Northing: 391027

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: Mr First name: Robert Surname: Tyrer

Reference: N/A

Date (DD/MM/YYYY): 28/01/2014 (Must be pre-application submission)

Details of the pre-application advice received:

Thanks again for the information and the photograph. I have checked the approved planning application ref 050322/FO/SOUTH1/96 and I can confirm that the conservatory was part of the original dwelling house. However I have checked the planning conditions of the approved plans and note that the permitted development rights have been removed for extensions by means of a planning condition which stated:
Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no building extensions shall be erected to the proposed dwellinghouses without the prior consent of the City Council.
Reason
In order to safeguard the amenities of the occupiers of the proposed development.
Therefore you will need to apply for planning permission, details on how to submit including what information is required can be found on the City Council website www.manchester.gov.uk/planning
This e-mail is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation that may be made by the Council, or any formal decision by the Council.

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

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:

red brick

Description of *proposed* materials and finishes:

New masonry walls to be red brick matching existing property

Roof - description:

Description of *existing* materials and finishes:

Timber/Glazed roof

Description of *proposed* materials and finishes:

Traditional concrete tiled roof matching existing main roof with rooflights as proposed plans.

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

White painted Timber casement windows and conservatory

Description of *proposed* materials and finishes:

Powder coated aluminium Bi Fold doors. Colour TBC

Doors - description:

Description of *existing* materials and finishes:

As windows

Description of *proposed* materials and finishes:

As Windows

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber close boarded fence

Description of *proposed* materials and finishes:

As existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

block paved driveway to front of house

Description of *proposed* materials and finishes:

Not applicable

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:

PL001 Site location plan
PL002 Existing plans and Elevations
PL003 proposed plans and Elevations

12. 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: David Sheppard Number: 36 Suffix: Street: Elm Grove Locality: Didsbury Town: Manchester Postcode: M20 6PN	12/03/2014
Name: Dr Lena Tan Number: 40 Suffix: Street: Elm Grove Locality: Didsbury Town: Manchester Postcode: M20 6PN	12/03/2014

Title: Mr First name: Mike Surname: Barrett

Person role: Applicant Declaration date: 03/03/2014 ☒ 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 31/03/2014