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: Sian | Surname: Astley

Company name:

Street address: 3 Brook Road
Fallowfield

Town/City: Manchester
County: Greater Manchester
Country:
Postcode: M14 6UJ

	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: Lisa | Surname: Raynes

Company name: Raynes Architecture

Street address: 15 Warren Drive
Hale Barns

Town/City: Altrincham
County: Cheshire
Country: United Kingdom
Postcode: WA15 0RP

	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:

Two storey extension to and re-modelling of front facade of existing two storey out-rigger building including formation of two number dormer windows to new extended profile roof and one dormer window to main roof of main building including erection of new large attached garage forming replacement boundary treatment following demolition of old detached garage.

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: 3 Suffix:

House name:

Street address: Brook Road

Town/City: Manchester

County:

Postcode: M14 6UJ

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

Easting: 385505

Northing: 393511

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

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:

additional off-road and secure vehicle parking to be provided

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:

cheshire pre-war facing brick

Description of *proposed* materials and finishes:

existing cheshire pre-war facing brick to be re-used in construction of new elevation with additional reclaimed brick to match existing

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

natural slate tile

Description of *proposed* materials and finishes:

existing natural slate tile to be re-used in construction of extended roof profile with additional reclaimed slate tile to match existing

Windows - description:

Description of *existing* materials and finishes:

painted white timber single glazed units

Description of *proposed* materials and finishes:

painted white hardwood framed double glazed units & standard velux roof lights

Doors - description:

Description of *existing* materials and finishes:

painted white timber single glazed units

Description of *proposed* materials and finishes:

grey ppc aluminium framed bi-folding / sliding doors with substantial glazing

Boundary treatments - description:

Description of *existing* materials and finishes:

cheshire pre-war facing bickwork

Description of *proposed* materials and finishes:

boundary treatments to be retained, where not replaced with garage structure

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

gated vehicle access from Brook Road with concrete base for vehicular parking

Description of *proposed* materials and finishes:

gated vehicle access from Brook Road to be retained with new hardstanding leading up to new garage

Lighting - add description

Description of *existing* materials and finishes:

general security

Description of *proposed* materials and finishes:

new security and decorative lighting throughout

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:

13033 / 001 - Existing Floor Plans & Elevations
13033 / 200 - Site Location Plan
13033 / 201 - Proposed Floor Plans & Elevations

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: Lisa Surname: Raynes

Person role: Agent Declaration date: 07/03/2014 ☒ 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 07/03/2014