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: Anthony | Surname: McKay

Company name:

Street address: 40 Ruabon Road
Didsbury

Town/City: Manchester
County:
Country: England
Postcode: M20 5LW

	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:

Demolition of existing detached garage. Erection of 2 Storey Extension to existing dwelling to provide attached garage and extended kitchen, lounge & bedroom.

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: 40 | Suffix:
House name:
Street address: Ruabon Road

Town/City: Manchester
County:
Postcode: M20 5LW

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

Easting: 385223
Northing: 390615

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Drawing No: 5

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:

External - Traditional clay brick. Top storey painted cement render finish.
Internal - Plastered traditional clay brick.

Description of *proposed* materials and finishes:

External - Traditional clay brick. Top storey painted cement render finish.
Internal - Plastered traditional clay brick.

Roof - description:

Description of *existing* materials and finishes:

Clay tiles on wood lattes/rafters.

Description of *proposed* materials and finishes:

Clay tiles with felt underlay membrane on wood lattes/rafters to match existing.

Windows - description:

Description of *existing* materials and finishes:

Single glazed decorative leaded glass within painted wood frames.

Description of *proposed* materials and finishes:

Double glazed decorative leaded glass (to match existing) within painted hard wood frames.

Doors - description:

Description of *existing* materials and finishes:

Painted wood doors.

Description of *proposed* materials and finishes:

Painted hard wood doors of similar style to match existing.

11. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Concrete post/base with wood panels

Description of *proposed* materials and finishes:

Concrete post/base with wood panels

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gated concrete flag paved driveway & footpath direct onto highway.

Description of *proposed* materials and finishes:

Gated concrete flag paved driveway & footpath direct onto highway.

Lighting - add description

Description of *existing* materials and finishes:

Mixture of domestic GLS & compact fluorescent light fittings.

Description of *proposed* materials and finishes:

Domestic compact fluorescent low energy light fittings.

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 No 4

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: Mr First name: Anthony Surname: McKay

Person role: Applicant Declaration date: 05/03/2014 ☒ 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 05/03/2014