MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 16

Suffix:

Property Name:

Address Line 1: Ethel Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M9 6RR

Description of site location must be completed if postcode is not known:

Easting (x): 385894

Northing (y): 404029

Description:

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Smither

Company Name

Address

Address line 1

16 Ethel Ave

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M9 6RR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

I am submitting a retrospective planning application seeking approval in good faith following the recent installation of a 7.4kW Easee One electric vehicle charger at 16 Ethel Avenue.

The installation was completed on 27th May 2025 prior to planning approval due to a misunderstanding on my part regarding the required approval needed for the domestic charger in addition to the approval for the proposed cross pavement channel. A Building Regulations Certificate of Compliance was issued on 29th May 2025 a copy of which is attached to this application.

I recently purchased a fully electric Peugeot e 2008 as a proactive step and in line with the Government's target to achieve zero emissions by 2035. Installing the EV charger supports my transition to electric mobility and reflects my commitment and contribution of reducing carbon emissions within the community. Whilst the public charging network is expanding, there is currently limited charging facilities within my immediate area therefore charging at my home address enables me to manage the charge consistently and cost effectively.

I selected the 7.4kW Ease one charger for its compact and discreet appearance. The charger is fully compliant with UK safety regulations and is placed at the front of the property towards the left side of the building enabling me to neatly secure a 15 metre cable along the inner boundary of the property which removes the risk of trip hazards to any visitors to my property. Whilst the wall mounted charger is partly viewable from the street, the charger is placed in a safe and discreet location and compliments the overall appearance and aesthetics of the property as best possible.

My property is located on a cul-de-sac where the street has no road markings with the exception of a disabled parking bay outside of property no.14 Ethel Avenue. I am able to park on the street at the front of my property on a daily basis without any restrictions. Pedestrian footfall on Ethel Avenue is usually minimal and is generally limited to the residents living on the street. I plan to charge the car mainly in the evenings and I expect this to have minimal impact on pedestrians and local residents.

I submitted an application to Manchester City council on 20th May 2025 for a cross pavement cable channel to be installed at the front of my property in order to best manage the safe movement of pedestrians whilst the vehicle is charging. Until the channel is installed, I plan to use an Edion cable protector in line with advice from Manchester City Council found here:

https://www.manchester.gov.uk/info/500113/city_centre_growth_and_infrastructure/8437/electric_vehicle_ev_charging/2

I acknowledge the importance of proper planning procedures and I would like to thank you for considering my request for approval and your support and understanding that my actions align with the broader vision for a cleaner more sustainable community.

Has the work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

27/05/2025

Has the work already been completed without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was completed (date must be pre-application submission)

27/05/2025

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Red brick and mortar joints.

Proposed materials and finishes:
7.4kW Easee One wall mounted electric vehicle charger. Colour: Black Plastic. Dimensions: 256mm (height) x 193mm (width) x 106mm (depth)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [ ] Yes
- [x] No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Paul

Surname

Smither

Declaration Date

01/06/2025

☑ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Paul Smither

Date

01/06/2025