MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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 (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: 36

Suffix:

Property Name:

Address Line 1: Kingston Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2RZ

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

Easting (x): 384889

Northing (y): 390213

Description:

Applicant Details

Name/Company

Title

First name

Richard

Surname

Dundas

Company Name

Address

Address line 1

36 Kingston Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 2RZ

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

Original planning application was 139179/FH/2024. This was granted with the requirement to discharge 6 pre-conditions.

After facing significant costs from the proposals we chose to remove several elements on the original plan.

Due to removing our rear canopy we needed to extend our small ground floor extension up to the first floor, as else we would have a small strip roof that would be both impractical and likely be detrimental/look silly. As this is technically an increase in building footprint we have been advised to submit a new planning application but have been in close contact with the council throughout - sharing with them in advance to ensure they are happy

Other than this the application is essentially the same as the first one with the driveway/canopy elements removed.

The development has started work under the original permission but I was unable to discharge the conditions after attempting to. I was advised to submit a new retrospective application which I have been working with the council with for the last couple of months.

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)

06/01/2025

Has the work already been completed without consent?

- [ ] Yes
- [x] No

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:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Heritage Red Brick wall Wooden Gate

Proposed materials and finishes:
Reuse of bricks where possible for garden wall. Where not possible bricks chosen to blend with existing and successful project across the road i.e 73mm Tumbled Reclamation Red Handmade, as advised by the council New Wooden gate - Norfolk Wooden Estate Gates | 6ft High | Buy Norfolk Wooden Estate Gates

Type:
Walls

Existing materials and finishes:
Red Brick wall

Proposed materials and finishes:
New red bricks designed to match existing as closely as possible

Type:
Doors

Existing materials and finishes:
Old Composite, glazed door

Proposed materials and finishes:
New Aluminium Door

Type:
Windows

Existing materials and finishes:
Mix of PVC, timber and alumnium windows

Proposed materials and finishes:
New Black Aluminium Windows RAL 9005

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

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Additional detail can be seen in the drawings provided

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?

- [x] Yes
- [ ] No

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

Positions marked on drawings (site plan)

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

◯ Yes
⊘ 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
⊘ 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

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?

- [x] 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

First Name

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

Surname

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

Reference

Not Official - Email Chain from 14th Feb

Date (must be pre-application submission)

14/02/2025

Details of the pre-application advice received

Ellie was the planning officer for our successful first submission (along with Paula who has now left)

These proposals have been ran through her/the planning office and shared with conservation with below feedback.

UDC have welcomed the submission of the revised scheme, on the basis that the scheme appears to have addressed many of the comments raised by Paula. The building would have a simpler footprint and retention of original brickwork would blend better with the character of the conservation area.

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
- [x] 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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

First Name

Richard

Surname

Dundas

Declaration Date

21/03/2025

- [x] 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

Richard Dundas

Date

22/03/2025