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 (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: 247

Suffix:

Property Name:

Address Line 1: Burton Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2WA

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

Easting (x): 383765

Northing (y): 391899

Description:

Applicant Details

Name/Company

Title

MRS

First name

FRANCESCA

Surname

BRYAN

Company Name

Address

Address line 1

247 Burton Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M20 2WA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

MR

First name

SIMON

Surname

OATES

Company Name

SPO Design LTD

Address

Address line 1

69 Ecton Avenue

Address line 2

Address line 3

Town/City

Macclesfield

County

Country

Postcode

SK10 1RA

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

PROPOSED GROUND FLOOR SINGLE STOREY SIDE EXTENSION.
PROPOSED GROUND FLOOR SINGLE STOREY REAR EXTENSION.
PROPOSED REPLACEMENT DORMER WINDOW TO FRONT ELEVATION.
PROPOSED NEW DORMER WINDOW TO REAR ELEVATION.

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

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

⊘ 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:
FACING BRICKWORK

Proposed materials and finishes:
FACING BRICKWORK TO MATCH EXISTING

Type:
Roof

Existing materials and finishes:
SLATE TILES

Proposed materials and finishes:
SLATE TILES TO MATCH EXISTING GREY GRP FLAT ROOF TO NEW REAR DORMER WINDOW

Type:
Windows

Existing materials and finishes:
UPVC FRAMED DOUBLE GLAZED UNITS

Proposed materials and finishes:
ALUMINIUM FRAMED HERITAGE STYLE DOUBLE GLAZED UNITS

Type:
Doors

Existing materials and finishes:
TIMBER/ GLASS

Proposed materials and finishes:
ALUMINIUM FRAMED HERITAGE STYLE DOUBLE GLAZED UNITS

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

Existing materials and finishes:
BRICK GARDEN WALLS

Proposed materials and finishes:
N.A.

Type:
Vehicle access and hard standing

Existing materials and finishes:
N.A.

Proposed materials and finishes:
N.A.

Type:
Lighting

Existing materials and finishes:
N.A.

Proposed materials and finishes:
N.A.

Type:
Other

Other (please specify):
ROOFLIGHTS

Existing materials and finishes:
N.A.

Proposed materials and finishes:
ALUMINIUM FRAMED DOUBLE GLAZED UNITS

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

WES/23/01 EXISTING PLANS
WES/23/02 EXISTING ELEVATIONS
WES/23/03 PROPOSED PLANS AND PROPOSED SITE/ BLOCK PLAN
WES/23/04 PROPOSED ELEVATIONS
SITE LOCATION PLAN WITH SITE BOUNDARY EDGED IN RED
DESIGN AND ACCESS/ HERITAGE STATEMENT

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?

- [x] Yes
- [ ] 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

PROPOSED ALTERED VEHICULAR ACCESS INDICATED ON DRAWING WES/23/03 PROPOSED PLANS

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

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

SIMON

Surname

OATES

Declaration Date

29/11/2023

☑ 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

SIMON OATES

Date

2023/11/29