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 (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: 2

Suffix: A

Property Name:

Address Line 1: Beech Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 8BQ

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

Easting (x): 381848

Northing (y): 393432

Description:

Applicant Details

Name/Company

Title

First name

James

Surname

McMeechan

Company Name

Address

Address line 1

2 A Beech Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Greater Manchester

Postcode

M21 8BQ

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Raquel

Surname

Urbaneja Diez

Company Name

Address

Address line 1

Flat 9, China House

Address line 2

14 Harter Street

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M1 6HP

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Erection of a two storey side extension to provide additional living accommodation and single storey rear extension with the creation of a deck terrace above.

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:
Red bricks

Proposed materials and finishes:
Ground floor proposed external walls in light grey brick. First floor master bedroom proposed external walls in serrated profile aluminium cladding system with secret fixings and integrated windows openings, parapet capping and soffit. Colour Matt PPC RAL1035 Pearl Beige. Existing brick to be painted in medium grey colour.

Type:
Roof

Existing materials and finishes:
Main roof: brown asphalt shingles to be retained and locally repaired. New fascia will be added to the side elevation

Proposed materials and finishes:
Ground floor roof with 2 levels. Higher level flat roof with a large rooflight (green roof option to be considered). Lower level flat roof to be a terrace for the master bedroom, finished with deck or tiled floor. First floor roof to be a flat roof with a small rooflight, recessed gutter and aluminium parapet.

Type:
Windows

Existing materials and finishes:
White PVC windows

Proposed materials and finishes:
Aluminium/PVC new windows to achieve better performance and to be aesthetically aligned with the proposed extension.

Type:
Doors

Existing materials and finishes:
White PVC doors

Proposed materials and finishes:
Aluminium/PVC new doors to achieve better performance and to be aesthetically aligned with the proposed extension.

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

Existing materials and finishes:
Timber with concrete supports fence. Timber fence. Brick dwarf wall.

Proposed materials and finishes:
Timber and aluminium fence. Brick dwarf wall to be retained.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Gravel

Proposed materials and finishes:
Small tiled area will be added

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

- Existing site plan, 1:500 @ A3
- Existing ground floor plan, 1:50 @ A3
- Existing first floor plan, 1:50 @ A3
- Existing second floor plan, 1:50 @ A3
- Existing roof plan, 1:50 @ A3
- Existing front elevation, 1:50 @ A3
- Existing side elevation, 1:50 @ A3
- Existing rear elevation, 1:50 @ A3
- Existing side elevation / section, 1:50 @ A3
- Proposed site plan, 1:500 @ A3
- Tree location, 1:100 @ A3
- Proposed ground floor plan, 1:50 @ A3
- Proposed first floor plan, 1:50 @ A3
- Proposed second floor plan, 1:50 @ A3
- Proposed roof plan, 1:50 @ A3
- Proposed front elevation, 1:50 @ A3
- Proposed side elevation, 1:50 @ A3
- Proposed rear elevation, 1:50 @ A3
- Proposed side elevation / section, 1:50 @ A3

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.

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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

James

Surname

McMeechan

Declaration Date

01/01/1970

☑ 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

Raquel Urbaneja Diez

Date

15/08/2024

Amendments Summary

The description of development has been updated to reflect the rear roof terrace as requested from the Information, Delivery & Support Team