

**Planning**

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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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kauthar

Surname

Muhammad

Company Name

Address

Address line 1

32 Victoria Road

Address line 2

Whalley Range

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M16 8DP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Hello there, I am writing to propose the installation of a horizontally slatted fence behind the front garden wall and side of our property to enhance privacy and amenity space while adhering to the principles outlined in Manchester's planning regulations, specifically "Guide to Development in Manchester Supplementary Planning Document and Planning Guidance."

The proposed fence will be constructed to stand independently behind the existing front garden wall to ensure the structure is not interfered with & will measure between 0.5 to 1.5 meters in height from the wall, providing an adequate barrier for privacy without obstructing the view entirely. The slatted design will allow airflow and natural light, ensuring that it complements the aesthetics of the neighborhood. In the space between the wall and the fence, we propose to plant wildflowers and herbs to enhance biodiversity, attract pollinators, and provide a pleasant visual aspect to the area as this will be outward facing.

Rationale:

1. Privacy Enhancement: The primary purpose of the proposed fence is to offer privacy for my family while enjoying our time in the front garden. Currently, myself and my elderly disabled mother do not feel comfortable sitting in the front garden due to the street's frequent pedestrian traffic, predominantly male, which creates an environment where relaxation is inhibited. The fence will provide a sense of privacy and security, enabling all members of the household to enjoy the outdoor space without feeling observed or uncomfortable as well as prevent the persistent littering unfortunately occurring.
2. Adherence to Regulations: The proposed fence will be smaller in size compared to fences and hedges of adjacent and opposite properties & similar in design to other slatted fences in Whalley Range (images attached), ensuring conformity while still meeting our privacy needs.
3. Amenity Enhancement: The installation of the fence aligns with Manchester's planning principles regarding the provision of gardens as multi-functional spaces. It will serve as a safe play area for children, additional storage space and drying area for clothes, contributing to the overall well-being of our household. Please see planning policy sections: 'External Space Provision (10.9)', 'Design for Health (9)' & 'Consideration for Children and Young People (2.35)'
4. Sunlight Utilisation: Given that the back garden faces eastward, the primary sunlight exposure occurs in the front garden, which is presently underutilized due to the reasons stated earlier. The installation of the fence will allow us to make efficient use of this area, optimizing sunlight exposure and promoting optimal growth of the crops we wish to cultivate. A fence was chosen instead of a hedge as we do not want hedges to compete with the crops we intend to grow. We are trying to be more sustainable as a household & so increasing our internal food production would be amazing.

Thank you very much for your consideration

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

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

- ☐ Yes
☒ 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
☒ No

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?

- ☐ 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

Mrs

First Name

Kauthar

Surname

Muhammad

Declaration Date

02/04/2024

☒ 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

Kauthar Muhammad

Date

03/05/2024

Amendments Summary

Additional JPEG provided detailing measurements of the proposed fencing (height and width) as requested. Additionally, payment of £258, as requested on the 15th May, has been sent via bank transfer on 03/05/2024 from the TSB account name: Zakariya E Nzeribe and reference number: 139677/FH/2024

