MANCHESTER CITY COUNCIL

**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: 255

Suffix:

Property Name:

Address Line 1: Broadfield Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 7JT

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

Easting (x): 384179

Northing (y): 394939

Description:

## Applicant Details

### Name/Company

Title

Mr

First name

M D

Surname

Islam

Company Name

Mahi Property Ltd

### Address

Address line 1

22 East Union Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M16 9AE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

### Name/Company

Title

Mr

First name

Paul

Surname

Clark

Company Name

StudioCharrette

### Address

Address line 1

50 Grosvenor Hill

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1K 3QT

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Three alterations to unauthorised development, and retention of unauthorised development as proposed to be altered; (1) alterations to an unauthorised hip to gable conversion and rear dormer construction to provide living accommodation in the roofspace; (2) alterations to previously-existing ground floor rear extension and (3) replacement of a garage door by a roller shutter

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)

02/06/2021

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:**
Walls

**Existing materials and finishes:**
(side) bright red brick (Unauthorised work in fletton brick and breeze blockwork); (rear) fletton brick; (unauthorised dormer) PVC cladding

**Proposed materials and finishes:**
(side of gable and side of ground floor kitchen extension) bright red brick; (rear of ground floor kitchen extension) fletton brick; (dormer sides) slates to match roof

**Type:**
Roof

**Existing materials and finishes:**
(main roof); slates (ground floor bay - original flat roof) - unknown (unauthorised pitched roof to ground floor bay) tiles (unauthorised dormer) waterproof roof membrane (conservatory) corrugated translucent sheets

**Proposed materials and finishes:**
(main roof); slates ground floor bay; tiles dormer roof; waterproof roof membrane (conservatory) corrugated translucent sheets

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

Planning Design and Access Statement, drawings 02 previous plans; 03 existing plans; 04 proposed plans; 05 previous elevations; 06 existing elevations; 07 proposed elevations

## 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

## 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

**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

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

First Name

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

Surname

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

Reference

ENF/15463/22

Date (must be pre-application submission)

28/11/2023

Details of the pre-application advice received

"it would be possible for a planning application to be submitted for alterations to the unauthorised development, but the design being in accordance with the conditions and limitations of the GPDO. As this would be a planning permission, it would allow for works to be undertaken in its own right and would not require a variation of the Enforcement Notice to achieve its aims".

## 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

Clark

Declaration Date

22/01/2024

☑ 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

Paul Clark

Date

22/01/2024