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: 421

Suffix:

Property Name:

Address Line 1: Wilbraham Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 0UT

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

Easting (x): 382731

Northing (y): 394056

Description:

Applicant Details

Name/Company

Title

Mr

First name

Kashef

Surname

Ahmad

Company Name

Address

Address line 1

421 Wilbraham Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 0UT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

V

Surname

Alyas

Company Name

Architek

Address

Address line 1

916

Address line 2

Stockport Road

Address line 3

Levenshulme

Town/City

Manchester

County

Country

Postcode

M19 3AB

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Part two/single storey to rear extension. Two storey side extension. Loft conversion and Roof dormer extension to side and rear roof elevation. Installation of roof lights to front and installation of gate to driveway.

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:
Brick

Proposed materials and finishes:
Render to new external walls Roof hung tile finish to dormer walls Structural glazing with aluminium mullions

Type:
Roof

Existing materials and finishes:
tiles

Proposed materials and finishes:
Tiles - dark grey

Type:
Windows

Existing materials and finishes:
upvc

Proposed materials and finishes:
aluminium - dark grey

Type:
Doors

Existing materials and finishes:
composite

Proposed materials and finishes:
aluminium frame doors

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

Existing materials and finishes:
timber fence

Proposed materials and finishes:
motorised composite fence close to front boundary timber panel fence

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

Please see drawings no A101 - A111

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

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

☑ I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply 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 (as amended).

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

421 Wilbraham Rd

Date (must be pre-application submission)

15/02/2023

Details of the pre-application advice received

Hi Vikas

Thank you for taking time to discuss the proposal at the above address.

The immediate issue in relation to the ground floor projection along the common boundary is considered to be over development as it would have an overbearing impact on the occupiers of the neighbouring properties. The first-floor rear extension incorporating a balcony would impact on the privacy of the neighbouring properties and would not be supported on that basis.

Furthermore, the appropriateness of the design of the front elevation on a semi-detached property is unlikely to be supported as it considered to be out of character with both the host and the neighbouring property.

Regards.

In response, We have taken into account the pre-planning advice provided by the planning officer and made necessary changes to the plans as follows:
1. The rearward projection from the common boundary with the neighbouring property has been reduced. (Two storey rear extension)
2. The first-floor balcony has been eliminated.
3. The front elevation has been revised, with the ground floor and first-floor extension above the porch reduced in size.

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

Kashef

Surname

Ahmad

Declaration Date

07/03/2024

☑ 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

V Alyas

Date

07/03/2024