

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



MANCHESTER
CITY COUNCIL

Planning

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PQ Box 532 Town Hall

Manchester M60 2LA

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	MR	First name:	JONATHAN		
Last name:	MARTIN				
Company (optional):					
Unit:		House number:	47	House suffix:	
House name:					
Address 1:	GRENfell ROAD				
Address 2:	Didsbury				
Address 3:					
Town:	MANCHESTER				
County:					
Country:					
Postcode:	M20 6TG				

2. Agent Name and Address

Title:	MR	First name:	JOHN		
Last name:	HOGAN				
Company (optional):					
Unit:		House number:	26	House suffix:	
House name:	HELSTON AVENUE				
Address 1:					
Address 2:					
Address 3:					
Town:	LIVERPOOL				
County:					
Country:					
Postcode:	L26 7YQ				

3. Description of Proposed Works

Please describe the proposed works:

SINGLE STORY KITCHEN EXTENSION TO REAR OF PROPERTY

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

/

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

/

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: AS BOX 1.

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

6. 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, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s)

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plan(s)/drawing(s):

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☐ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / 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 following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	PERIMETER BRICKS	PERIMETER BRICKS TO MATCH	☐	☐
Roof	FLAT	FLAT	☐	☐
Windows	UPVC	UPVC	☐	☐
Doors	UPVC	UPVC	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWING NO. 01
SCHEDULE OF NOTES
O.S. MAP

11. 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.

12. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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**

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.

* "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.

Signed - Applicant:

Date (DD/MM/YYYY):

20.05.2024

CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--	--	--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

- | | | |
|---|--|--------------------------|
| ☐ The original and 3 copies* of a completed and dated application form: | ☐ The correct fee: | ☐ |
| ☐ The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | ☐ The original and 3 copies* of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: | ☐ |
| ☐ The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: | ☐ The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): | ☐ |

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

14. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

20.05.2024

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

[Redacted Email Address]

16. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:		
<input type="text"/>		
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

[Redacted Email Address]

17. 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? (Please select only one)

☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

[Redacted Contact Name]

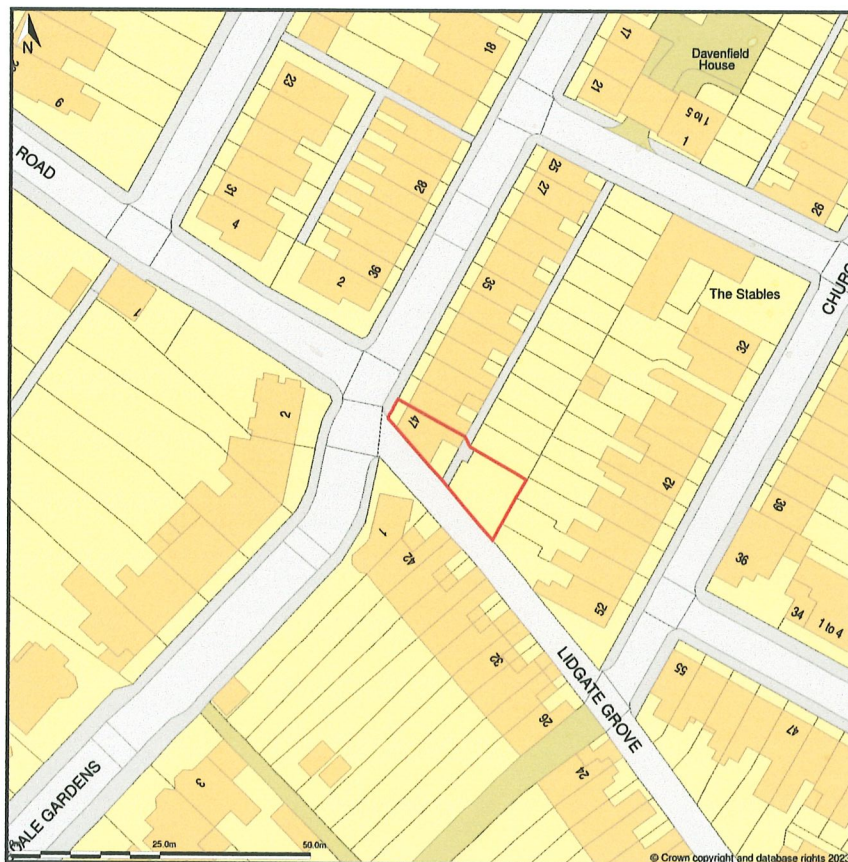
Telephone number:

[Redacted Telephone Number]

Email address:

[Redacted Email Address]

47. Grenfell Road, Manchester, M20 6TG



Location Plan shows area bounded by: 384415.38, 391081.27 384556.8, 391222.69 (at a scale of 1:1250), OSGridRef: SJ84489115. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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SCHEDULE OF DRAWING NOTES

47 GRENFELL ROAD, MANCHESTER M20 6TG

General

All works to be to comply with this "Schedule of Drawing Notes"

also to comply with separate Structural Engineers information (if applicable)

Conditional consent required for STEEL BEAMS / PIERS.....

All works to comply with current Building Regulations and to be executed to the satisfaction of the District Building Surveyor.

All works to comply with Building Regulations Part L 2021 (Insulation etc)

Drawing to be read in conjunction with separate Structural Engineers calculations, sketches, details.

All dimensions and setting out to be checked on site and agreed with Client/Builder before commencement of the works.

Do not use scaled measurements for setting out unless previously agreed with Client.

Permission to be obtained from the Owner(s) of any adjacent property if any of the proposed works encroach onto the adjoining property(s)

All works disturbed on the adjacent property(s) shall be made good by the Contractor to at least the original condition

Plumbing, electrical, heating, finishes and decoration requirements to be agreed with Client/Builder prior to commencement

Trial holes to be excavated to check suitability of existing foundations if requested by Building Surveyor.

Steel beams to be installed as separate Structural Engineers calculations/notes/sketches

All elements of structure to be half hour fire resistant.

U values

All works to comply with Building Regulations Part L 2021

External Walls to achieve n/e 0.18W/m²K.

Double glazed units to achieve n/e 0.14W/m²K

Flat roof to achieve n/e 0.15W/m²K

Strip foundations

Depth and type to suit ground conditions minimum 1m deep x 700mm wide and to be to the complete satisfaction of the D.B.S.

Concrete foundations to be minimum 600mm wide * 300mm deep.

Foundation masonry cavity to be filled with weak mix concrete to 225mm below dpc.

All walls below dpc to be concrete common bricks or trench block.

DPC to be minimum 150mm above ground level..

Ground floor construction

Solid : (U value n/e 0.22W/m²K)

150 hardcore, 50 sand blind, 1200 gauge visqueen dpm (dpm to be lapped over dpc)

150 polystyrene or 100 Kingspan Thermaflor TF70 insulation to horizontal areas with 25 insulation to edge of slab

500g visqueen vapour barrier, 100/150 concrete slab, 50mm sand/cement screed or 15mm mastic asphalt.

Vent existing adjacent timber floors with air bricks and 100 plastic ducting from existing air bricks to new air bricks in outer face of new external wall if required.

External wall construction (U value n/e 0.18W/m²K)

Facings outer skin/block inner skin

305 wide cavity wall-outer skin 105 skin facings to match existing as closely as possible. 150 cavity filled with 100 Kingspan insulation or equivalent, inner skin 100 Celcon Solar block or equivalent, stainless steel cavity ties @ 900 c/c horizontally and 450 c/c vertically. Insulated cavity closers to all openings. External walls to achieve U value of 0.18W/m²K. 12.5mm plasterboard and skim

General New brickwork to be tied to existing using "Crocodile" ties or similar or by "toothing"

Cavities to be continuous and to be closed at top. Cavity closers to be to be "Thermabate" or equal, provide vertical DPCs to all openings. Lintols to be "Catnic" or similar approved to suit location as manufacturers instructions. Cavity trays to be provided at existing wall where extension abuts.

Windows and doors (U value n/e 0.14W/m²K)

Glazing to be K glass with minimum 28mm thick double glazed units with 20mm air gap.

Glazing to be toughened or laminated safety glass to comply with BS6206 to critical areas.

Laminated or toughened glass to be provided within 800mm of floor level for windows and within 1500mm of floor level for doors,

Opening lights to be minimum 1/20 floor area

Provide 8000mm² background ventilation to habitable

Flat roof construction (U value n/e 0.15W/m²K)**Vented flat roof**

100*50 wall plates strapped to walls with metal restraining straps @ 1200 c/c

225*50 C16 sw joists @400 c/c

50-0mm 50mm wide firrings to top of joists

18mm ply decking

pvc fascias as required

provide 50mm wide continuous eaves ventilator strip to 2 opposite sides of roof

or ventilated abutment flashing and 50mm continuous soffit ventilator strip to opposite side

minimum 50mm air gap above insulation

2 layers of Kooltherm 80mm thick K107 insulation between joists

roofing membrane as required by Client (single ply or built up), installed all as manufacturers instructions.

vapour control layer to underside of joists

12.5mm plasterboard and skim

100mm pvc gutters, 63mm rainwater pipework

Rooflights

To be installed as manufacturers instructions, Spars/rafters to be doubled up all around rooflights.

Form openings

(To comply with separate Structural Engineers calcs/sketches/details)

U beams minimum end bearing 150mm, seated on concrete padstones.

beams top to be bolted together @ 600c/c with 12mm bolts/washers and ferrules and diaphragm connectors.

Piers below beams to be fully bonded into existing/new walls.

beams to be encased in 2 layers of 12.5mm plasterboard and skim.

Internal joinery (all to be agreed with client)

skirtings and architraves

picture rail

pipe boxing

Finishes

Ceilings - 12.5mm plasterboard + skim; Masonry walls - 2 coats gypsum plaster or dryline with 12.5mm plasterboard and skim; Studded partitions 12.5mm plasterboard + skim both sides; 25mm Iso wool acoustic insulation

Steel beams - 12.5mm plasterboard and skim

Ventilation

Mechanical extract ventilation rate : Kitchen - 60 litres/second

Plumbing

100mm diameter pvc soil and vent pipe terminating 900 above highest window opening, OR 100mm stub stack with air admittance valve; all fittings to have deep seal traps and to be connected separately to soil stack; anti vac traps to be fitted if waste more than 1067mm from soil pipe.

Electrics

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS87671 electrical certificate must be provided by the competent person.

Allow heat and smoke detection to kitchen

Drainage

100mm diameter plastic underground drainage system minimum fall 1:40, all gullies to be roddable.

Any drains passing through new brickwork to be lintolled over and packed with polystyrene or similar. Any drain passing under new extension to be encased with 150mm concrete surround if required by Building Inspector