

**Planning**

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Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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

9

Suffix

Property Name

Address Line 1

Pine Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 6UY

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

Easting (x)

384484

Northing (y)

391717

Description

Applicant Details

Name/Company

Title

First name

A

Surname

McNicholas

Company Name

Address

Address line 1

9 Pine Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M20 6UY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed two storey rear extension and loft conversion including of new rear flat roof dormer (& roof windows), to create additional bedroom and storage areas on second floor.

Internal alterations to existing ground floor layout to accommodate new kitchen / dining arrangement and remodelling of first floor with creation of new shower and bath room and new stair to service new second floor accommodations. Existing front covered porch to be enclosed and associated external works that includes widening of an existing access to provide off street parking

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Partial demolition of existing single storey kitchen 'gable' to accommodate proposed new rear extension and associated roofscape alterations.

Partial removal of existing boundary wall and piers to accommodate wider access proposals

Materials

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

- ☒ Yes
- ☐ No

Type:

Walls

Existing materials and finishes:

Dwelling: Walls predominately multi / smooth red brick and upper levels rendered with decorative half-timbering (street elevations).

Proposed materials and finishes:

Dwelling: Proposed multi / smooth red brick to match with existing.

Type:

Roof

Existing materials and finishes:

Plain clay roof tile with decorative finial ridge tile with timber fascias (painted black) and timber soffits (painted white) with exposed rafter tails

Proposed materials and finishes:

Plain clay roof tile to match with existing to new roof of rear extension with treated timber fascias (painted black) and timber soffits (painted white) with exposed timber rafter tails New flat roof rear dormer to be finished in hanging clay tile on elevations with rubber EPDM to flat roof, with black upvc rainwater and fascia

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Front boundary wall: Comprising red brick with red saddleback profile wall coping Party fence with no. 7 ~ 1200mm high concrete post with gravel board and timber panel infill

Proposed materials and finishes:

Front boundary wall: Carefully take down existing brick wall for re-use in construction of new 1.5m high 440mm sq. brick piers with pcc coping etc to proposed widened access Party fence with no.7 - Section of boundary fence to be replaced with minimum 1.8m high concrete post and timber close board panel fence to provide privacy screen for both applicant and adjoining neighbour (Extents tba)

Type:

Windows

Existing materials and finishes:

Front Elevation: white upvc frame double glazed units with square leaded decorative panes Side Elevation white upvc frame double glazed units with plain and square leaded decorative panes Rear Elevation: white upvc frame double glazed units

Proposed materials and finishes:

Front Elevation (Porch enclosure) Propose timber frame – painted white with square lead detail to match adjacent windows on front elevation? Side Elevation: white upvc frame double glazed units with obscured glazing to new/ enlarged window to proposed new bath and new shower room window. New ground floor windows on side elevations to be white upvc frame double glazed units with obscured glazing Rear Elevation: white upvc frame double glazed units Roof window: Proposed conservation style roof window

Type:

Doors

Existing materials and finishes:

Timber (painted) and white upvc double glazed unit (rear bay)

Proposed materials and finishes:

New porch enclosure: Timber (painted white) Rear kitchen door: white upvc frame double glazed units

Type:

Vehicle access and hard standing

Existing materials and finishes:

pcc paving

Proposed materials and finishes:

Front Hardstanding: Block paving to front amenity extents Side / Rear Hardstanding: Where indicated, private amenity hardstanding extents to be finished in a stone paving .

Type:

Other

Other (please specify):

rw goods

Existing materials and finishes:

Upvc black downpipes and guttering

Proposed materials and finishes:

Upvc downpipes and deep flow guttering - black to match with existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2024-PINE EP.01 - EXISTING PLANS AND ELEVATIONS
2024-PINE PP.01 - PROPOSED PLANS, SECTION AND ELEVATIONS
2024-PINE SLP.01 - EXISTING AND PROPOSED SITE LAYOUTS
PINE HDAS - HERITAGE, DESIGN & ACCESS STATEMENT

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

2024-PINE SLP.01 - Proposed Site plan that indicated widening of existing pedestrian / vehicular access including boundary wall proposals

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

Proposals shall allow enable two vehicles to be parked off street compared to current single parking space

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Existing mature tree(s) on tree lined public highway - Pine Road. Nearest located on public footpath between no.7 and application site (no.9)

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ 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

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

9 Pine Road

Date (must be pre-application submission)

25/01/2024

Details of the pre-application advice received

Proposed extension to extend no greater than 4m
Proposed rear dormer to have hanging tile finish to elevations

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

M

Surname

McNicholas

Declaration Date

19/04/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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 parker

Date

19/04/2024

