

**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)
<input type="text" value="381759"/>	<input type="text" value="394076"/>

Description

Existing 5 bed end terrace.

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Griffith-Hoyle

Company Name

Address

Address line 1

14 Keppel Road

Address line 2

Address line 3

Manchester

Town/City

Manchester

County

Country

Postcode

M21 0AT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

M4 6WX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed works to the front drive, including dropping the current level of the drive slightly to be in line with the pavement. Removal of the pedestrian ramp and replacing it with an extra step up to the house. A new fixed pergola to the rear/side elevations. A new cycle storage under the current existing decking level to be accessed from the communal alley. Works also to include, internal alterations along with new windows and doors to both the side and rear elevations. New roof light to the top bedroom.

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:

Brick

Type:

Windows

Existing materials and finishes:

uPVC & Timber

Proposed materials and finishes:

Aluminium and uPVC

Type:

Roof

Existing materials and finishes:

Slate

Proposed materials and finishes:

Single Storey - Aluminium Pergola with glazed infill.

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

LP2209_3_001_Location Plan
LP2209_3_002_Block Plan
LP2209_3_100_Existing Cellar_Ground Floor Plans
LP2209_3_101_Existing First_Loft Floor Plans
LP2209_3_102_Existing Roof Floor Plan
LP2209_3_110_Existing Front_Rear Elevations
LP2209_3_111_Existing Side Elevations
LP2209_3_200_Proposed Cellar_Ground Floor Plans
LP2209_3_201_Proposed First_Loft Floor Plans
LP2209_3_202_Proposed Roof Floor Plan
LP2209_3_300_Proposed Front_Rear Elevations
LP2209_3_301_Proposed Side 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

☒ 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

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

LP2309_3_001_Location Plan
LP2309_3_002_Block Plan
LP2309_3_100_Existing Cellar + Ground Floor Plans
LP2309_3_101_Existing First + Loft Floor Plans
LP2309_3_102_Existing Roof Plans
LP2309_3_110_Existing Front_Rear Elevations
LP2309_3_111_Existing Side Elevations
LP2309_3_200_Proposed Cellar + Ground Floor Plans
LP2309_3_201_Proposed First + Loft Floor Plans
LP2309_3_202_Proposed Roof Plan
LP2309_3_300_Proposed Front_Rear Elevations
LP2309_3_301_Proposed Side Elevations

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

The current parking is to be enhanced, by removing the ramp and lowering the drive in line with the pavement level, it will create a larger area to park. As a result it will prevent other cars parking in front of the house, as some cars tend to park between the ramp of No. 14 and the ramp of No.12, leaving no room for the owners of the house to manoeuvre their car off the drive.

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

Mr

First Name

Surname

MSA

Declaration Date

29/01/2024

☒ 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

Material Studio Architects

Date

03/02/2024