

**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)

Description

Applicant Details

Name/Company

Title

Mr

First name

Adrian

Surname

Borkowski

Company Name

Address

Address line 1

19 Holliney Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M225JF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Erection of a single storey extension to the side and rear of the existing building to form an additional living accommodation and create a garage. We plan to move the kitchen into the opened up area in the back extension. There will be a ground floor bedroom and a small bathroom at the back of the extension and a garage at the front.

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 walls throughout with cladded area at the front and back between windows

Proposed materials and finishes:

Brickwork to match the existing house brick in both colour and texture. Cladded areas to be insulated and replaced with an off white render.

Type:

Roof

Existing materials and finishes:

tiles

Proposed materials and finishes:

New roof tiles to match existing house in both colour and texture.

Type:

Windows

Existing materials and finishes:

white double glazed throughout the house.

Proposed materials and finishes:

White double glazed throughout the house, different dimensions (mainly smaller) to allow for more internal storage.

Type:

Doors

Existing materials and finishes:

front door - white double glazed with a glass panel to the side. Patio door- white sliding double glazed. side door- white double glazed. Internal door- white panel door.

Proposed materials and finishes:

front door - white composite high security with glass decor elements. Patio door - white double door double glazed. Back door - composite high security. Garage door - white modern to match the front door - no glass decor elements. Internal door - oak finish.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

concrete posts with fence panels

Proposed materials and finishes:

New modern composite panels, fence posts replaced where necessary

Type:

Vehicle access and hard standing

Existing materials and finishes:

2 parking spaces on a paved area in front of the house. Direct access from the street- no fence

Proposed materials and finishes:

2 parking spaces, paving slabs to be replaced, additional parking space in the garage. Direct access from the street- no fence.

Type:

Lighting

Existing materials and finishes:

none

Proposed materials and finishes:

modern up and down lights to provide ambient lighting throughout the night and illuminate parts of the house from the front and back. Security lights at the back.

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

- ☐ Yes
- ☒ No

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

If Yes, please describe:

We will create additional parking space in the garage

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

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

Adrian

Surname

Borkowski

Declaration Date

02/03/2024

☒ 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

Adrian Borkowski

Date

02/03/2024

