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: 479

Suffix:

Property Name:

Address Line 1: Princess Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 1BU

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

Easting (x): 383916

Northing (y): 393677

Description:

Applicant Details

Name/Company

Title

Other

First name

Khaled

Surname

Muwahed

Company Name

Address

Address line 1

479 Princess Road

Address line 2

Address line 3

Manchester

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 1BU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Hafid

Surname

Selougha

Company Name

aecdesign.co.uk

Address

Address line 1

154 Park Road

Address line 2

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 4RG

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Ground floor extension at the front, side two floor extension (Ground and First) and rear two floor and single floor (Ground) extension

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:
Cavity Brick wall

Proposed materials and finishes:
External: Cavity insulated wall, Concrete Block (inner leaf), Brick (outer leaf), to match existing. Internal stud wall with F30 rated.

Type:
Roof

Existing materials and finishes:
Tiled pitched roof on timber structure

Proposed materials and finishes:
Tiled pitched roof on timber structure to match external look

Type:
Windows

Existing materials and finishes:
UPVC double glazed windows

Proposed materials and finishes:
UPVC double/triple glazed windows

Type:
Doors

Existing materials and finishes:
Standard internal and UPVC external doors

Proposed materials and finishes:
External: Reinforced external doors (UPVC or Similar). All internal doors are to be FD30, no auto-closing is required, to protect injury to children.

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

Existing materials and finishes:
Wooden fences

Proposed materials and finishes:
Wooden fences (if needed)

Type:
Vehicle access and hard standing

Existing materials and finishes:
Gravelled front driveway

Proposed materials and finishes:
Front driveway surfaced with permeable or perforated tiles to allow ground absorption of rain water.

Type:
Lighting

Existing materials and finishes:
Natural: through windows. Artificial: electric lighting.

Proposed materials and finishes:
Natural: through windows. Rear skylights for ground floor extension. Artificial: electric lighting.

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

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

See Site Plan

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 the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Hedges next to left neighbour (197 Mauldeth Road West) need removing to give way to the extension and outdoor tiled area.

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

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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
- [x] 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?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Khaled

Surname

Muwahed

Declaration Date

24/11/2023

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

A Selougha

Date

2023/11/25