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: 72

Suffix:

Property Name:

Address Line 1: Bloomesbury Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2BN

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

Easting (x): 384940

Northing (y): 390416

Description:

Proposed loft conversion and First Floor
Extensions with Garden Annex.

Applicant Details

Name/Company

Title

Mr

First name

Billy

Surname

Singh

Company Name

Address

Address line 1

72 Bloomesbury Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M20 2BN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

mr

First name

Justin

Surname

Keleghan

Company Name

Plans To Build It Ltd

Address

Address line 1

21 Campbell Road

Address line 2

Swinton

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M27 5QG

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Proposed loft conversion and First Floor
Extensions with Garden Annex.

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:
Brown mix commons

Proposed materials and finishes:
Brown mix commons

Type:
Roof

Existing materials and finishes:
Slate

Proposed materials and finishes:
Slate

Type:
Windows

Existing materials and finishes:
Grey Aluminium DG

Proposed materials and finishes:
Grey Aluminium DG

Type:
Doors

Existing materials and finishes:
Grey Aluminium DG

Proposed materials and finishes:
Grey Aluminium DG

Type:
Other

Other (please specify):
Dormer cheeks

Existing materials and finishes:
Slate

Proposed materials and finishes:
Slate

Type:
Other

Other (please specify):
Front Gate

Existing materials and finishes:
N/A

Proposed materials and finishes:
Black painted cast iron automated sliding gates

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

- [x] Yes
- [ ] No

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

72 Bloomesbury Avenue-Existing Plans 01
72 Bloomesbury Avenue-Existing Elevations 02
72 Bloomesbury Avenue-Proposed GF Plan 03
72 Bloomesbury Avenue-Proposed FF and SF Plan 04
72 Bloomesbury Avenue-Proposed Sections 05
72 Bloomesbury Avenue-Proposed Elevations 06
72 Bloomesbury Avenue-Proposed Garden Annex 07
72 Bloomesbury Avenue-OS Map 08
Development plan
Proposed Installation of New Sliding Gate To 72 Bloomesbury Avenue
Proposed style as per existing gate set-up on development
Site photos

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
- [x] No

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

- [ ] Yes
- [x] 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
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] 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?

- [ ] Yes
- [x] No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- [x] **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; or**
- [ ] **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "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**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Ashton House

Number:

Suffix:

Address line 1:
West Trafford Park

Address Line 2:

Town/City:
Trafford

Postcode:
M17 1AF

Date notice served (DD/MM/YYYY):
23/11/2022

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Billy

Surname

Singh

Declaration Date

31/07/2023

- [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.

☑ I / We agree to the outlined declaration

Signed

Justin Keleghan

Date

31/07/2023