

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
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

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)
384680	392112

Description

Applicant Details

Name/Company

Title

Messrs

First name

Harry and Scott

Surname

Mather-Strawson

Company Name

Address

Address line 1

40 Sandileigh Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M20 3LW

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

Partial demolition and alterations to existing dwelling to enable construction of a ground floor rear and side extension to provide an open plan kitchen/dining space with garden access. Additional first floor alterations to convert a large bathroom into a family bathroom and ensuite shower room; to include a new window to a side elevation.

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:

Red Facing Brick and White Painted Render to existing host dwelling

Proposed materials and finishes:

Red Facing Brick to external walls of proposed extension

Type:

Roof

Existing materials and finishes:

Red Concrete Pantiles to existing roofs

Proposed materials and finishes:

Single Ply Membrane to flat roof of proposed extension

Type:

Windows

Existing materials and finishes:

Double glazed White uPVC windows

Proposed materials and finishes:

Triple glazed Black thermally-broken aluminium windows and French doors

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

202105 - 01 Site and Block Plan
202105 -02 Existing GF and 1F Plans
202105 -03 Existing 2F and Roof Plans
202105 -04 Existing Rear Elevation
202105 -05 Existing Side Elevation
202105 -06 Existing Section 1-1
202105 -07 Existing Section 2-2
202105 -08 Existing Section A-A
202105 -09 Existing Section B-B
202105 -10 Proposed GF and 1F Plans
202105 -11 Proposed Rear Elevation
202105 -12 Proposed Side Elevation
202105 -13 Proposed Section 3-3
202105 -14 Proposed Section 4-4
202105 -15 Proposed Section A-A
202105 -16 Proposed Section B-B
202105 -17 Proposed Section C-C and Side Elevation
202105 -18 Existing Rear Elevation Rendered
202105 -19 Existing Side Elevation Rendered
202105 -20 Proposed Rear Elevation Rendered
202105 -21 Proposed Side Elevation Rendered
202105 -22 Proposed Section C-C and Side Elevation Rendered
202105 -23 Photographs of Existing Site LR
202105 -23 Photographs of Existing Site

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

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Advice given regarding height of an external wall to a rear extension if built on the boundary with a neighbouring property.

Advice also given:

Jennifer Connor 28/07/21; that Permitted Development Rights are intact for the application address however restrictions would apply s the property is within the Ballbrook Conservation Area.

Technical Support Team (Planning); provision of drawings held on microfiche of former historical planning applications for the application address.

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

Tim

Surname

Turner

Declaration Date

01/02/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Tim Turner

Date

24/02/2023

Position of Western site boundary has been corrected. This was originally assumed to be 3.5m away from the existing building but it is actually 3.05m. The distance from the proposed side extension to the boundary has been consequently revised from 2m to 1.5m. This amendment is reflected on revised drawings 01A, 02A and 10A.