

**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

56

Suffix

Property Name

Address Line 1

Hardy Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 7LA

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

Easting (x)

381828

Northing (y)

392795

Description

Applicant Details

Name/Company

Title

Lord

First name

Craig

Surname

Ashton-Chalmers

Company Name

Address

Address line 1

56 Hardy Lane

Address line 2

Chorlton

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 7LA

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

Extension of the property to the right to create a downstairs dining room, WC and office and upstairs to facilitate a larger family bathroom, two double bedrooms and storage space. The extension to retain the property line as apposed to the previous submission being forward of the property line. Staying on the property line will allow the creation of a symmetrical design with a central entry door and equal sides to the left and right.

The small rear extension is to increase the space for a large kitchen and allow an upstairs en-suite for the master.

A transit route from the front to the rear of the property will remain and the materials used in the build will match the current property (bricks, hipped roof etc).

Plumbing will be redone fully throughout the property to allow for the additional bathrooms and drainage.

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:

Mixture of smooth red facing bricks covering the bottom 3/4 of the walls with the upper quarter being red imperial bricks. Lower 3/4 painted white.

Proposed materials and finishes:

Same as current building although paint from current structure will be stripped back to brick. New extension to be covered in rendering painted white in keeping with properties to the left, right and opposite. Will be using red imperial bricks on top half (reclaimed to match).

Type:

Roof

Existing materials and finishes:

Regular roof tiling, grey. Hip roof.

Proposed materials and finishes:

Same as current roof, extension roof to fit into current roof. Most likely replace all roof tiles at the same tile with new (same type and colour as current as current roof has some missing tiles, gaps and could do with a refresh.

Type:

Windows

Existing materials and finishes:

uPVC, white

Proposed materials and finishes:

uPvc, white or charcoal - will be all one colour. If charcoal all windows will be replaced. If white only extension windows will be needed.

Type:

Doors

Existing materials and finishes:

UPVc side door and back patio doors

Proposed materials and finishes:

UPVc side door and patio doors - patio doors no change to current, side door will be moved from current location to the new entry point in the extension to the hall.

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

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

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

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ 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:

Stanley House

Number:

15

Suffix:

Address line 1:

Ladybridge Road

Address Line 2:

Cheadle Hulme

Town/City:

Cheadle

Postcode:

SK8 5BL

Date notice served (DD/MM/YYYY):

20/07/2022

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Lord

First Name

Craig

Surname

Ashton-Chalmers

Declaration Date

17/07/2022

☒ 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

Craig Ashton-Chalmers

Date

02/02/2023

Amendments Summary

Change to original plan which was requested for withdrawal as the from proposed plan would have come forward of the property line - revised plan to move the extension to the right hand side of the property and not come forward (retaining the property line).