

**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; Listed
Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas 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	10
Suffix	
Property Name	
Address Line 1	Chorlton Green
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M21 9HS

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

Easting (x)	Northing (y)
381261	393528

Description

Applicant Details

Name/Company

Title

Mrs

First name

Jo

Surname

Dogherty

Company Name

Address

Address line 1

10 Chorlton Green

Address line 2

Address line 3

Manchester

Town/City

Manchester

County

Country

Postcode

M21 9HS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Sonia

Surname

Pabla-Thomas

Company Name

SPACE:ARCHITECTURE+PLANNING

Address

Address line 1

The Old Town hall

Address line 2

Lapwing Lane

Address line 3

West Didsbury

Town/City

Manchester

County

Country

United Kingdom

Postcode

M202NR

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Single storey flat roof extension to rear ground floor, with first floor extension over existing extension to side of property. Lightweight dark standing seam cladding. Skylights to both extensions.

Has the work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
- ☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
- ☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
- ☒ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

696.90	Cubic metres
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What is the volume of the part to be demolished?

3.54	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1830

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Proposed new and widened existing openings in existing building. Majority of new openings are in two-storey rear range that dates back to the late 19th Century. One new opening at stair landing in original farmhouse (built early 19th Century), and proposed re-instated historical opening that has since been infilled. A widened existing opening between a door and window in the late 19th Century rear range is proposed, as well as two small door openings in this extension. A further opening between an existing lean-to utility and outbuilding (added early 20th Century) is proposed.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The current flow and circulation across the plan is severely hindered by a number of extensions that do not connect well to the original farmhouse. The kitchen is currently situated to the far rear corner of the ground floor plan, and is disconnected from both the lounge and the dining room. Also a current second staircase provides the only access to the first floor bedroom in the two-storey rear range (late 19th Century addition), which is not accessible from the rest of the first floor. We believe it is necessary to provide a solution that connects both of these spaces to the rest of the house to make it work for a modern-day family.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

0265_00_201_10 Chorlton Green_EXISTING PLANS
0265_00_202_10 Chorlton Green_EXISTING ELEVATIONS
0265_00_203_10 Chorlton Green_EXISTING SECTIONS
0265_20_201_10 Chorlton Green_PROPOSED PLANS
0265_20_202_10 Chorlton Green_PROPOSED ELEVATIONS
0265_20_203_10 Chorlton Green_PROPOSED SECTIONS

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Red and brown brick with various brick bonding patterns. Flemish bond to front. Common bond with headers every sixth course to side and rear. Stretcher bond to roadside gable end and single-storey lean to utility. White render finish to outbuilding. White painted brick banding to bottom of rear and side walls.

Proposed materials and finishes:

Lightweight, dark standing seam cladding to both extensions.

Type:

Roof covering

Existing materials and finishes:

Slate tiles to all pitched roofs.

Proposed materials and finishes:

Dark standing seam cladding to pitched roof extension over dairy. Single-ply roof membrane with small parapets to flat-roof extension.

Type:

Windows

Existing materials and finishes:

Timber casement windows imitating historic sashes. Painted white to exterior, natural wood colour to interior. Black painted sills to all windows. Some windows have soldier course brick headers, while some have steep mono-pitched slate roof detailing over window.

Proposed materials and finishes:

Proposal will re-instate historic eight-over-eight timber sashes to front of property. Replacements will be painted white with black painted sills retained. All brick header details to be retained. Windows to proposed extension to be thin-framed black aluminium windows. Thin up-and-over slot window will touch existing building lightly.

Type:

External doors

Existing materials and finishes:

Existing dark brown timber door to front with metal hinge detailing. Plain timber doors to rear with black architrave.

Proposed materials and finishes:

Existing front door to be retained. Plain timber doors to rear to be removed, while retaining opening. New thin-frame glazed black aluminium pivot door and crittall style hinged doors to proposed rear extension provide visual transparency, displaying existing brick behind.

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

0265_00_200_10 Chorlton Green_EXISTING SITE PLAN
0265_00_201_10 Chorlton Green_EXISTING PLANS
0265_00_202_10 Chorlton Green_EXISTING ELEVATIONS
0265_00_203_10 Chorlton Green_EXISTING SECTIONS
0265_20_200_10 Chorlton Green_PROPOSED SITE PLAN
0265_20_201_10 Chorlton Green_PROPOSED PLANS
0265_20_202_10 Chorlton Green_PROPOSED ELEVATIONS
0265_20_203_10 Chorlton Green_PROPOSED SECTIONS
0265_20_801_10 Chorlton Green_PROPOSED 3D VISUALS EXTERIOR
0265_20_805_10 Chorlton Green_PROPOSED 3D VISUALS INTERIOR
0265_D&A Statement

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

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.

Tree marked 'T1' on following drawings:

0265_00_200_10 Chorlton Green_EXISTING SITE PLAN

0265_20_200_10 Chorlton Green_PROPOSED SITE PLAN

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

- ☐ 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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

12/07/2022

Details of the pre-application advice received

Upon initial review, Dave Morris advised an appraisal of the existing building by an architectural historian. We immediately enlisted Jenny Wetton to provide a historic appraisal. Further consultation with Dave Morris led to him advising that a single storey rear extension would be acceptable, and he felt that a two-storey rear extension would be deemed too large. He also believed that an extension that created a large, modern kitchen would be acceptable and sensible, as well as re-connecting the separate rear bedroom via a new staircase and new openings. He was also of the opinion that the sunken dairy space told a story of the history of the building and as such, should be retained. However, he did also say that much of the historic detailing has been lost on the building in general, and so alterations would be acceptable in places, provided that there wasn't much sense in keeping them.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Mrs

First Name

Sonia

Surname

Pabla-Thomas

Declaration Date

21/09/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent 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

Sonia Pabla-Thomas

Date

06/01/2023

Amendments Summary

Slightly amended design based on LPA's comments. Now lightweight structure above dairy. No works to utility and outbuilding. New additions now visually distinct from existing building through use of modern materials. Included Sturctural Engineer's and Historic Building Consultant's information. Added more information to Design & Access Statement.