

**Planning**

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Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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

1

Suffix

Property Name

Address Line 1

Chatsworth Grove

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M16 8GY

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

Easting (x)

382916

Northing (y)

394905

Description

Applicant Details

Name/Company

Title

MR

First name

BRIAN

Surname

NICOL

Company Name

Address

Address line 1

1, Chatsworth Grove

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M16 8GY

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

Single storey side extension to rear, conversion of basement with associated access, addition of light well to front and internal modification of property.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Explanation for Proposed Demolition Work

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

To allow for the new extension to the side rear of the property, a section of wall will have to be removed. Internally, the existing wall between the kitchen and dining room will be removed to allow for the new open plan kitchen/dining at the rear of the property. The rear door is to be replaced with a fixed balustrade. The existing stairs to the basement from within the house are no longer required due to new fire access being created to the front of the property and new stair access to the rear through the new extension. Some modest structural opening up is needed on first floor to create access in the reconfiguration of the first floor. Minor works to loft to allow for an ensuite shower room. Please refer to the supporting drawings for details.

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:

Roof

Existing materials and finishes:

Existing Slate Roof

Proposed materials and finishes:

Contemporary dark metal panel deck to match colour of existing slate roof.

Type:

Windows

Existing materials and finishes:

The existing window frames are white UPVC

Proposed materials and finishes:

Proposed window to the rear is to be white UPVC to match existing. Proposed side extension is constructed using Maxlight glazing system (or similar) reflecting the contemporary break from the heritage. A frameless shaped glass roof split into 4no panels with black structural silicone joints is proposed.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Brick Boundary Wall

Proposed materials and finishes:

The existing boundary wall will be maintained, the external skin is to be cleaned and repointed. The internal side of the wall will be insulated to bring the build up to building regulations standards and form the external wall to the side extension. A new boundary gate to replace the existing gate.

Type:

Walls

Existing materials and finishes:

Original brick wall to be retained

Proposed materials and finishes:

The proposed extension materials are a combination of brick, glass and metal detailing. The bricks proposed will be reclaimed brick to match the existing. The existing boundary wall is to be repointed on the external side to increase its integrity acting as the new external wall to the dwelling. The glazing clearly defines the proposals as a modern addition. Internally, reclaimed brick will be used to match the existing brick and reflect the heritage.

Type:

Doors

Existing materials and finishes:

The original internal doors of the property are timber framed. The external doors to the rear are white UPVC.

Proposed materials and finishes:

The proposed internal doors to the property are timber framed to match the existing. A Glazed Pivot Door in powder coated aluminium with full height tubular handle and glazed over panel is proposed for the extension.

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

003 LAYOUT - Proposed Plans

003 - Proposed Plans

004 - Existing Elevations

004 - Proposed Elevations

Design & Access Statement and Heritage 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

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

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

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

CURTIS

Surname

MARTYN

Declaration Date

27/03/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & demolition in a conservation area 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

Curtis Martyn

Date

27/03/2023