

**Planning**

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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

54

Suffix

Property Name

Address Line 1

Rudheath Avenue

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 1BW

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

Easting (x)

384133

Northing (y)

393394

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Thorp and Bekki Gocher

Company Name

Address

Address line 1

54 Rudheath Avenue

Address line 2

Withington

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M20 1BW

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

Proposed garden office / studio building formed from a truncated former shipping container with external insulation and timber rainscreen over cladding and inverted living roof, together with all associated external works as indicated on the submitted plans.

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:

N/A

Proposed materials and finishes:

Preservative treated and dark stained sawn softwood timber boards.

Type:

Other

Other (please specify):

Pathways

Existing materials and finishes:

N/A

Proposed materials and finishes:

Pre cast concrete paving flags laid into lawned area as indicated on the drawings. Data and power supply cables to be laid underground in separate ducts.

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Inverted roof construction with rubber roofing membrane, rigid insulation boards with surface ballast including 40mm washed river gravel margins and sedum mix planting trays.

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

Coloured UPVC windows and French Windows with multipoint locking mechanism and colour coated concealed perforated security shutters where indicated on the drawings.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing concrete post and timber panel fencing.

Proposed materials and finishes:

Existing concrete post and timber panel fencing to be retained as existing. New auto sliding gate with matching pass gate to be installed as indicated on the drawings to match the height of existing lower fence.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing printed concrete driveway

Proposed materials and finishes:

Existing printed concrete driveway to be cut back to lines indicated on the drawings and laid to lawn.

Type:

Lighting

Existing materials and finishes:

N/A

Proposed materials and finishes:

External downlight lighting to illuminate entrance doors with PIR sensor control with internal switch override.

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

Site Location Plan
Dwg 01: Site and Ground floor plan as proposed.
Dwg 02: Home office plans and elevations as proposed.
Dwg 03: Street Elevation as proposed.
Dwg 04: Existing House: elevations as existing.
Dwg 06: Side elevation as proposed

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Drawing reference 01 indicates a proposed alteration to the existing dropped kerb arrangement to coordinate with the existing vehicle access opening. This is the subject of a separate application to MCC and the initial site assessment has already taken place. However, the application appears to have been lost within MCC and may need to be repeated.

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

Initial enquiry. 18 July 22:

....I wish to make a preliminary enquiry about the attached plans....

...We wish to complete a small single storey extension (brickwork plinth with timber and glazing) to the rear of the house....and also to add a garden office....The house is located on a corner plot meaning the majority of the garden space is to the side of the property, forward of the house. It is entirely fenced. Attached is a scale drawing.....Would these proposed works (be) Permitted Development, or will we (need) to submit a Householder Planning Application?

The drawing includes a drop kerb extension to the driveway gate.... We received a visit in the summer of 2020 from a council representative to assess and quote following our application for this dropped kerb. We were told that an extension of the dropped section would be preferable to relocating the existing and that we would hear back with a price and availability to complete the work within two weeks. We have heard nothing since..... Are you able to advise on the process for having the drop kerb extension legally authorised so we can proceed with this?

MCC response: 22.07.22

Dear Thomas

The outbuilding would require planning permission, due to its siting in front of the principle elevation of the dwellinghouse.

I would need additional information regarding the rear extension in order to assess whether this would require permission. When you say timber, is this timber framed windows? Or timber cladding? Would the brick match existing? And can you provide the roof type, height and material?

Regarding the dropped kerb, these works must be carried out by MCC contractors, the cost starts at £900 and can be applied for here: (web link).....

..... If you (originally) applied after the 12th September 2020, and you have yet to receive a response please resubmit your application for processing again.

Further information 23.08.22

Connie / Ms Phillips

Thank you for your email below.

We will prepare a planning application for the outbuilding...

Regarding the rear extension,.... I can expand as follows:

Timber: I was referring to timber framed glazing over a masonry plinth below window cill level. If we propose a pitched roof, this may include some north or west facing timber framed roof windows.....

Brick: This would match the existing 2 course eng..brick plinth above ground level to the rest of the house....Above that...a white rendered finish with projecting brick...detail at window cill level....

Roof: We are not certain of this at present. (For) a simple pitched roof with roof windows, the eaves would be...approx 2440mm above FFL (approx 2650mm above OGL)....The ridge or abutment with the existing house would be not exceeding 3600mm from FFL (approx 3810mm from OGL), to sit just below the existing projecting brick detail at first floor window cill level....If we propose a simple pitched roof, the covering would be a reconstituted slate interlocking tile..to match, as far as possible, the existing natural slate roof....

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

Thomas

Surname

Thorp @ Bekki Gocher

Declaration Date

24/02/2023

☒ 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

Ian Thorp

Date

27/02/2023