

**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	23
Suffix	
Property Name	
Address Line 1	Edge Lane
Address Line 2	Chorlton
Address Line 3	Manchester
Town/city	Manchester
Postcode	M21 9JH

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

Easting (x)	Northing (y)
381002	393898
Description	

Existing Semi Detached Property

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Kelly

Company Name

Address

Address line 1

23 Edge Lane

Address line 2

Chorlton

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 9JH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

Proposed single storey rear extension and replacement dormer to the front elevation and internal reconfiguration and replacement roof.

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)?

Dormer to be replaced. Rear steps to be demolished and side garage to be removed.

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:

Brick

Proposed materials and finishes:

Brick

Type:

Roof

Existing materials and finishes:

Slate

Proposed materials and finishes:

Slate

Type:

Windows

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber & Aluminium

Type:

Doors

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber & Aluminium

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber

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

LP2109_3_001_Location Plan
LP2109_3_002_Block Plan
LP2109_3_099_Existing Basement Plan
LP2109_3_100_Existing Ground Floor Plan
LP2109_3_101_Existing First Floor Plan
LP2109_3_102_Existing Second Floor Plan
LP2109_3_103_Existing Roof Plan
LP2109_3_110_Existing Front Elevation
LP2109_3_111_Existing Side Elevation A
LP2109_3_112_Existing Rear Elevation
LP2109_3_113_Existing (Party Wall) Side Elevation B
LP2109_3_199_Proposed Basement Plan
LP2109_3_200_Proposed Ground Floor Plan
LP2109_3_201_Proposed First Floor Plan
LP2109_3_202_Proposed Second Floor Plan
LP2109_3_203_Proposed Roof Plan
LP2109_3_300_Proposed Front Elevation
LP2109_3_301_Proposed Side Elevation A
LP2109_3_302_Proposed Rear Elevation
LP2109_3_303_Proposed (Party Wall) Side Elevation B
230205-LP2109-Design_Access Statement_Edge Lane
23 Edge Lane Heritage Statement Issued 10.02.2023

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

First Name

Material Studio

Surname

Architects

Declaration Date

12/02/2023

☒ 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

Material Studio Architects

Date

14/02/2023