

**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	21
Suffix	
Property Name	
Address Line 1	Meadow Bank
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M21 8EF

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

Easting (x)	Northing (y)
381345	393084

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Dave & Sue

Surname

Bright

Company Name

Editional Studio

Address

Address line 1

21 Meadow Bank

Address line 2

Address line 3

Manchester

Town/City

Manchester

Country

Postcode

M21 8EF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Alterations to the rear of the dwelling, including inserting two bi-fold doors to the ground floor, opening up on to an existing extended balcony with the addition of an external stair.

All external walls are proposed to have natural wood fibre insulation with lime render to upgrade the thermal performance of the house. The lime render is to be painted white to match the existing street with bell mouth details to the head of openings as is common to Chortlonville conservation area. The brick plinth is to be retained to the basement level and front facade through the addition of brick slips to match the existing brick work.

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:

Doors

Existing materials and finishes:

Existing white uPVC windows and door

Proposed materials and finishes:

To be replaced by two white, thin framed bi-fold aluminium doors.

Type:

Other

Other (please specify):

Balcony and external stairs

Existing materials and finishes:

White painted steel railings

Proposed materials and finishes:

White painted steel railings, stairs and privacy screen.

Type:

Walls

Existing materials and finishes:

White painted render and red brick plinth

Proposed materials and finishes:

To be clad externally with 150mm natural wood fibre insulation (for breathability) to be finished in lime render, painted white to match the original surrounding houses, with bell mouth details over openings. To the front facade, the lower brick plinth to be reconstructed using brick slips to maintain a continuous street level. See elevation drawings for details.

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

Existing Drawings :

062_L01_01 Location Plan

062_L01_02 Block Plan

062_L02_01 Ground Floor Plan

062_L05_01 East Elevation

062_L05_02 South Elevation

062_L05_03 West Elevation

Proposed Drawings :

062_L12_01 Ground Floor Plan

062_L15_01 East Elevation

062_L15_02 South Elevation

062_L15_03 West Elevation

062_L16_01 Proposed Rear Elevation View

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

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

Ms

First Name

Jo

Surname

Sharples

Declaration Date

07/10/2022

☒ 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

Jo Sharples

Date

07/10/2022