


Planning

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Application for Approval of Details Reserved by Condition

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

2

Suffix

Property Name

Address Line 1

Park Avenue

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M19 2EE

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

Easting (x)

387115

Northing (y)

394456

Description

Applicant Details

Name/Company

Title

Mr

First name

Greg

Surname

Douglas-Thorne

Company Name

Address

Address line 1

2 Park Avenue

Address line 2

Levenshulme

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M19 2EE

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 the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of two-storey side and rear extension to form additional living accommodation, replacement of existing windows and ground floor window bay, new driveway and gate, and new external steps to the front and the rear of the property and the removal and works to trees,

Reference number

128775/FH/2020

Date of decision (date must be pre-application submission)

14/05/2021

Please state the condition number(s) to which this application relates

Condition number(s)

3 and 5

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 details:

Windows / French doors

Supplier: Framex <https://framexuk.com/>

Window system: <https://framexuk.com/aluminium-windows/casement-windows/>

Technical data: <https://framexuk.com/wp-content/uploads/2021/09/Alu-VU-casement-window-system-datasheet.pdf>

Finish: RAL 9005 Jet Black powder coat

French doors: As per window spec

Ground floor roof lantern and first floor pitched roof light

Supplier: Roof Maker <https://roof-maker.co.uk/>

Roof lantern (with links to tech data): Slimline® Lantern Rooflights <https://roof-maker.co.uk/products/slimline-lantern-rooflights/>

Finish: Jet Black (RAL 9005)

Pitched roof light (with links to tech data): Double glazed conservation luxlite <https://roof-maker.co.uk/products/double-glazed-conservation-luxlite/>

Finish: Jet Black (RAL 9005)

Red facing bricks

Supplier: A1 Brick Reclamation <https://www.a1reclaimedbricks.co.uk/>

Reclaimed Cheshire brick in various colours to match in with existing elevations.

Existing house bricks will be cleaned and used where possible.

Black feature bricks

Supplier: UK-Brick <https://www.uk-brick.co.uk/>

Midnight blend. UK format 215 x 102.5 x 65mm with black stained mortar. <https://www.uk-brick.co.uk/product-page/midnight-blend>

Stone cills

Supplier: Travis Perkins

Cast Stone Slip Cill in Bath 1500mm x 150mm x 140mm (or equivalent) Supreme T11-40-1500/BT Cill Slip T11-40 Bath 1500 x 150 x 140mm | Travis Perkins

Roofing slates

Supplier: To be confirmed

Manufacturer: SIG Roofing <https://www.sigroofing.co.uk/>

Spec: To match existing roof slates of Spanish Siga 32 500x250 T1 S1 7mm slate (with links to tech data)

<https://www.sigroofing.co.uk/products/siga-32/>

Garage door

Supplier: The Garage Door Centre <https://www.thegaragedoorcentre.co.uk/>

Door system: SeceuroGlide Excel Roller Shutter <https://www.thegaragedoorcentre.co.uk/productdetails/SeceuroGlide-Excel-Roller-Shutter-garage-door-SWS-Aluminium-Roller-Garage-Doors/2000362>

Finish: Black powder coat

Condition 5 details:

Replacement planting to mitigate removal of 2x Category C Hawthorns (*Crataegus monogyna*) from G5 in relation to Arboricultural Impact Assessment ref. LTM0045.AIA.01.

Species selection, with links to species information.

1x *Betula pendula* 'dalecarlica' (Swedish birch) <https://www.frankpmatthews.com/catalogue/ornamental-trees/betula/betula-pendula-dalecarlica/#additional-details>

1x *Cercis canadensis* 'forest pansy' <https://www.frankpmatthews.com/catalogue/ornamental-trees/cercis/cercis-canadensis-forest-pansy/>

1x *Cercis canadensis* 'ruby falls' <https://www.frankpmatthews.com/catalogue/ornamental-trees/cercis/cercis-canadensis-ruby-falls/>

1x *Cercis canadensis* 'alley cat' <https://www.frankpmatthews.com/catalogue/ornamental-trees/cercis/cercis-canadensis-alley-cat/>

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

18/11/2022

Details of the pre-application advice received

Email correspondance between ourselves and Ian Jarvis in relation to the process of condition discharge and information on material choices required, as well as information on application decision time frames.

We have been advised by Ian Jarvis that we will need the application to discharge conditions 3 and 5 to be validated by 16th December 2022 in order for a decision to fall in line with a new planning application (Ref. No: 135261/FH/2022) descion date of 3rd Jan 2023, in order for us to start the build on 16th Jan 2023, as that is ouor confirmed start date with the builders.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) 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

Greg Douglas-Thorne

Date

09/12/2022