

**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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Alex

Surname

Guinan

Company Name

Address

Address line 1

40 Corkland Road

Address line 2

Chorlton

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M21 8TX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Would like to build a fence that adds security and privacy to new family home.

The house currently has natural screen to the side in form of bushes and we would like an additional fence in-front of this. The fence would go on top of the existing wall to a height of 6ft. We also have a gate that we would like heightened to 6ft and then to replace the trellis fence that tops the boundary wall between ourselves and our neighbour (2 Torbay Road). The property has an L-shaped back garden and our children will play in it regularly so added security is a must. Similarly properties on parallel roads have higher fencing that we have requested.

We are aware that this would be a fence on a highway that is greater than 1m but the fence will only run up to the external wall length of the house (not further into the front garden) so the view will not add any further restrictions for drivers turning out of Torbay road (we have considered this and have planned accordingly).

As you can see on the photos attached a natural barrier is already present we would just like additional security.

Happy to discuss and get dialogue going in order to get started as we would like to make full use of the garden and have privacy and security to enjoy it.

I am completely new to the planning process but would welcome a visit or would be happy to provide additional details.

Many thanks,

Alex Guinan

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Brick wall and trellis fences Wooden garden gate 1.9m then curves lower Brick wall and plants

Proposed materials and finishes:

Replace trellis with double slatted fences. Make garden gate all at 1.9m (remove the curve) Continue with double slatted fencing along the brick wall but stoping at the side of the house in-line with external house wall.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ 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

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Hedges may need to be pruned to install fences but then allowed to grow back. (Hedges that run along side of house - see photos)
Nothing will be removed

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:**Number:**

2

Suffix:**Address line 1:**

Torbay Road

Address Line 2:

Chorlton

Town/City:

Manchester

Postcode:

M21 8XA

Date notice served (DD/MM/YYYY):

01/08/2022

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Alex

Surname

Guinan

Declaration Date

10/08/2022

- ☒ 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

Alex Guinan

Date

17/08/2022

Amendments Summary

I have changed the certificate to certificate B and included the details of the owner of Torbay Road.
Changed the proposal to make the height of the fences 1.8m instead of 2.0m