



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

91

Suffix

Property Name

Address Line 1

Buckingham Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 0QT

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

Easting (x)

381828

Northing (y)

394305

Description

Applicant Details

Name/Company

Title

Mr

First name

Dwayne

Surname

Campbell

Company Name

Address

Address line 1

91 Buckingham Road

Address line 2

Chorlton Cum Hardy

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 0QT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Erection of a two-storey side and single-storey rear extension; a new front porch; a detached ancillary annexe; and a detached ancillary home office outbuilding, following the demolition of the existing garage.

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:

Type: Pressed common brickwork Colour & Name: Pre-war common dual-faced red multi-stock from Imperial Bricks. Size: 65mm Bond: Stretcher bond

Proposed materials and finishes:

To match existing. Type: Facing brickwork. Colour & Name: Pre-war common dual-faced from Imperial Bricks, or a visually identical equivalent to be approved on site. Size: 65mm Bond & Mortar: Stretcher bond with mortar colour to match existing.

Type:

Roof

Existing materials and finishes:

Type: Concrete roof tiles Colour: Dark grey / Slate grey.

Proposed materials and finishes:

To match existing. Type: Concrete roof tiles. Colour & Name: Dark grey / Slate grey. Specific tile to be sourced to match existing profile and colour.

Type:

Windows

Existing materials and finishes:

Type: uPVC casement windows Colour: White.

Proposed materials and finishes:

Material & Colour Upgrade (Whole House). Type: Composite casement windows. Colour: Anthracite Grey (RAL 7016). Note: All existing windows on the property will be replaced to match the new windows on the extensions. This will create a uniform and high-quality appearance across the entire property.

Type:

Doors

Existing materials and finishes:

Type: Composite doors. Location & Colour: • Front Door: Blue (external), White (internal). • Rear Door: Grey (external), White (internal).

Proposed materials and finishes:

Existing doors to be retained. New Doors: • All New Doors & Frames (Porch, Bi-fold, etc.): Composite construction. Colour to be Anthracite Grey (RAL 7016) to match the new window frames. Note: All new doors will be certified to 'Secure by Design' standards.

Type:

Lighting

Existing materials and finishes:

Type: Battery-powered security lights. Location: Side and rear elevations only.

Proposed materials and finishes:

New integrated external lighting to be installed on the front, side, and rear elevations of the main dwelling, and on the new annexe and home office. Type: Modern, downward-facing wall lights to minimise light spill. Colour/Finish: Anthracite Grey to match window and door frames. Light Source: Energy-efficient warm white LED.

Type:

Other

Other (please specify):

Rainwater Goods

Existing materials and finishes:

Type: uPVC half-round gutters and round downpipes Colour: Black

Proposed materials and finishes:

To match existing. Type: uPVC half-round gutters and round downpipes. Colour: Black.

Type:

Other

Other (please specify):

Roof Flashing

Existing materials and finishes:

Type: Lead flashing Colour: Natural lead finish

Proposed materials and finishes:

To match existing where applicable. Type: Code 4 Lead Flashing to be used at all abutments. Finish: To be treated with patination oil.

Type:

Other

Other (please specify):

Fascia & Soffits

Existing materials and finishes:

Type: uPVC boards Colour: White

Proposed materials and finishes:

To match existing. Type: White uPVC fascia and vented soffit boards.

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

To support the discharge of Condition 3 of planning permission 130857/FH/2021, the following documents are supplied:

Supporting Document: "Schedule of External Materials & Finishes (September 2025)"

This document provides a detailed breakdown of all existing and proposed external materials.

Updated Drawing: "Proposed Elevations - Drawing No. CAMPBELL/03 Rev C"

This is an updated version of the previously approved elevations, revised to show the proposed uniform colour for the new and replacement windows.

Supporting Statement: "Planning Supporting Statement for Discharge of Condition 3 (September 2025)"

A brief statement outlining the submission.

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Yes, trees are present on and adjacent to the site. All trees have been surveyed in accordance with BS5837:2012.

The position of all trees, their Root Protection Areas (RPAs), and the required protective measures are detailed in the following professional reports:

- Arboricultural Method Statement: Report Ref. "Arbtech AMS 01 Rev A" (Dated 15.10.24)

- Tree Protection Plan (Drawing): Drg No. "Arbtech TPP 01 Rev A" (Dated 15.10.24)

As detailed in Section 10 ("Tree Works") of the Arboricultural Method Statement, minor pruning of the lower branches of Tree Group G1 and Tree T2 will be required to provide clearance for the new garden office. All works will be carried out as specified in the report.

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

Yes, the proposal requires the removal of one tree (T3) and minor pruning of two others (T2 and G1).

These works are fully detailed and specified in the professional arboricultural reports submitted with this application. The locations and reference numbers of all trees are clearly marked on the associated plan.

The reference documents are:

Arboricultural Method Statement: Report Ref. "Arbtech AMS 01 Rev A" (Dated 15.10.24)

Section 10, "Tree Works", provides a schedule detailing the removal of tree T3 and the specific pruning required for T2 and G1.

Tree Protection Plan (Drawing): Drg No. "Arbtech TPP 01 Rev A" (Dated 15.10.24)

This scaled plan shows the precise location and reference numbers of all trees (T1, T2, T3, G1 etc.) in relation to the proposed development.

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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:
Buckingham Road

Number:
91

Suffix:

Address line 1:
91 Buckingham Road

Address Line 2:
Chorlton Cum Hardy

Town/City:
MANCHESTER

Postcode:
M21 0QT

Date notice served (DD/MM/YYYY):
27/09/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:
Buckingham Road

Number:
91

Suffix:

Address line 1:
91 Buckingham Road

Address Line 2:
Chorlton Cum Hardy

Town/City:
MANCHESTER

Postcode:
M21 0QT

Date notice served (DD/MM/YYYY):
27/09/2025

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Dwayne

Surname

Campbell

Declaration Date

27/09/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Dwayne Campbell

Date

10/02/2026

Amendments Summary

Summary of Updated Planning Submissions

Site: 91 Buckingham Road, Manchester, M21 0QT

Planning Reference: 144097/FH/2025

Date: February 2026

1. Overview

This document provides a summary of the revised technical package submitted to resolve outstanding queries from Transport for Greater Manchester (TfGM) and the Flood Risk Management team.

2. Metrolink Safety & Site Management (CMP Rev C)

The Construction Management Plan (CMP) has been updated to Revision C to satisfy TfGM requirements:

Exclusion Zone: A mandatory 1.2m construction exclusion zone is established along the rear Metrolink boundary. No heavy plant, machinery, or material stockpiling is permitted within this zone to prevent surcharge loading on the embankment.

Annexe Inclusion: Safety and scaffolding protocols have been explicitly extended to the Detached Annexe, ensuring comprehensive protection across the entire rear boundary.

Lifting Operations: Strict controls prohibit crane/Hi-ab booms from swinging over the Metrolink boundary or overhead lines.

Stability Monitoring: A daily inspection protocol is now in place for the Site Manager to monitor slope stability and report directly to Metrolink Control if any movement is observed.

Site Logistics Plan: A new visual diagram confirms the location of storage, welfare, and exclusion zones relative to the boundary.

3. Flood Risk & Finished Floor Levels (FFL)

Following receipt of Environment Agency Product 4 data (Ref: 5F88BP87GV88), we have submitted a technical statement cross-referencing modelled levels with the site topographical survey:

Proposed FFL: Set at 27.95 mAOD for all new structures. This provides a robust 300mm freeboard above the 1 in 100-year (+53% climate change) flood level of 27.65 mAOD.

Arboricultural Synergy: The required floor elevation is achieved through the use of the previously proposed Surface-Mounted Cellular Raft Foundation. This allows the buildings to sit high enough for flood safety while avoiding excavation within Root Protection Areas (RPAs).

Flood Resilience: Updated General Specifications (Rev A) for both the Main House and Outbuildings now mandate raised electrical sockets (450mm above FFL), water-resistant plaster finishes, and the installation of non-return valves on all new drainage.

4. Architectural & Technical Consistency

Office Design (Rev 15): Architectural sections have been updated to explicitly detail the build-up of the no-dig raft foundation in relation to the target FFL.

Unified References: All documents have been synchronized to reference the current planning application (144097/FH/2025), replacing references to historical applications.

5. Conclusion

These updates demonstrate a comprehensive response to the consultee feedback. The project successfully balances the technical requirements for Metrolink infrastructure safety, flood risk mitigation, and the long-term protection of the site's significant trees.