MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
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: 31

Suffix:

Property Name:

Address Line 1: Colwyn Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 6QN

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

Easting (x): 386252

Northing (y): 393762

Description:

Applicant Details

Name/Company

Title

Mr

First name

Karwan

Surname

Ali

Company Name

Address

Address line 1

31 Colwyn Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M14 6QN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Ahmad

Surname

Nurruedin

Company Name

Address

Address line 1

55 madison court

Address line 2

Address line 3

Town/City

Manchester

County

ENG

Country

United Kingdom

Postcode

M6 5TL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

1. Front Porch Construction
The proposal includes the construction of a new enclosed porch at the front elevation of the property.

Dimensions: 2.2m (width) × 1.6m (length)

The porch will be designed to match the existing style and materials of the house to ensure it is in keeping with the street scene.

2. Rear Single-Storey Extension
A single-storey rear extension is proposed to create a larger kitchen space.

Size: 6.0m (length) × 2.9m (width)

Roof: Gable-style pitched roof

The extension will include appropriately sized windows/doors to the rear and will be built using materials matching the existing property.

3. Installation of Crittall-Style Rear Door
A new Crittall-style glazed door will be added to the existing rear wall of the main house.

This will replace the current window to improve access and natural light to the ground floor.

4. Internal Alterations – Removal of Chimney Breast/Wall
The internal ground floor layout will be opened up by removing the existing chimney breast and internal wall between the living and current kitchen.

A structural assessment will be carried out, and an appropriate structural steel (RSJ) or support system will be installed as required to comply with Building Regulations.

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

- [x] 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:
Red facing bricks

Proposed materials and finishes:
Brickwork to match the existing house

Type:
Roof

Existing materials and finishes:
asphalt shingles roof

Proposed materials and finishes:
gable-style pitched roof to match the existing roofing materials

Type:
Windows

Existing materials and finishes:
UPVC

Proposed materials and finishes:
Matching the existing

Type:
Doors

Existing materials and finishes:
UPVC

Proposed materials and finishes:
To match existing.

Type:
Other

Other (please specify):
Crittall Door

Existing materials and finishes:
Non

Proposed materials and finishes:
Material: Aluminium or steel (Crittall-style frame) Finish/Colour: Black powder-coated finish Glazing: Double-glazed safety glass Design: Slim-profile grid pattern characteristic of Crittall-style doors

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

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

A100-Existing Plan.pdf
A101-Existing Elevations.pdf
A103-Proposed Plan.pdf
A104-Proposed Elevation.pdf
A105-Proposed 3D Views.pdf
A106-Location & Site Plan.pdf
A107-Proposed Interior Views.pdf

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

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

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

Mr

First Name

Karwan

Surname

Ali

Declaration Date

01/12/2025

☑ 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

Ahmad Nurruedin

Date

01/12/2025