PLA. 2026. 000061 - MANCHESTER CITY COUNCIL PLANNING DEPT REF.

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	MR + MRS
First name:	JAMES & MEG
Last name:	ATKINSON
Company (optional):	
Unit:	
House number:	38
House suffix:	
House name:	
Address 1:	NORTHEN GROVE
Address 2:	DIDSBURY
Address 3:	
Town:	MANCHESTER
County:	
Country:	
Postcode:	M20 2NW

2. Agent Name and Address

Title:	MR
First name:	SIMON
Last name:	MILES
Company (optional):	S.R.MILES LTD
Unit:	
House number:	28
House suffix:	
House name:	
Address 1:	PARRS WOOD AVENUE
Address 2:	DIDSBURY
Address 3:	
Town:	MANCHESTER
County:	
Country:	
Postcode:	M20 5ND.

3. Description of the Proposal

Please describe the proposed works

SINGLE STOREY EXTENSION TO REAR

Has the building work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building work, or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building work, or change of use been completed? ☐ Yes ☐ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Units		House Number:	38	House Suffix:	

House name:	
Address 1:	NORTHEN GROVE
Address 2:	DIDSBURY
Address 3:	
Town:	MANCHESTER
County	
Postcode (optional)	M20 2NW

Description of location or grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. 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 /extinguishments and/ or creation of rights of way?	☐ Yes	☑ No

If Yes to any questions, please show details on your plans or drawings and state the reference numbers(s) of the plan(s)/ drawing(s):

6. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YY):
(must be pre-date the submission of the application)

Details of pre-application advice received?:

7. Trees and Hedges

Are there any trees on your own property or on adjoining properties which ae within falling distance of your proposed development? ☐ Yes ☑ No

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

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 your plans which tress by giving them numbers e.g. T1, T2, etc. state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☑ No

If Yes, please describe:

9. Authority Employee / 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.

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you and/or agent? ☐ Yes ☑ No

If Yes, please provide details of the name, role, and how you are related to them:

10. 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"

☑ Yes

*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.

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	*Proposed*	Not applicable	Don't Know
Walls		OFF WHITE SMOOTH RENDER SYSTEM ABOVE DPC RED FACING BRICK BELOW DPC	☐	☐
Roof		BROWN TILED PITCHED ROOF	☐	☐
Windows			☑	☐
Doors		GREY ALUMINIUM FRAMED DOUBLE GLAZED DOOR SYSTEM	☐	☐
Boundary treatments (e.g. fences, walls)			☑	☐
Vehicle access and hard-standing			☑	☐
Lighting			☑	☐
Others (please specify)			☑	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

25 507 PL000 P1. LOCATION PLAN
25 507 · PL100 P1 PLANS AND ELEVATIONS AS EXISTING
25 507 PL200 P1. PLANS AND ELEVATIONS AS PROPOSED
HERITAGE DESIGN & ACCESS STATEMENT

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

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**

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.

** "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.*

Signed - Applicant:	[redacted]	Date (DD/MM/YYYY): 27/05/2026

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.

** "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	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

** "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*

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

** "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*

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:	☑	The correct fee: ALL SUBMITTED ON PLANNING PORTAL	☑
The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):	☑
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 12 Certificate (Agricultural Holdings):	☑

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additionalinformation. 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.

Signed - Applicant

Or signed – Agent: [redacted]

Date: 27/05/2026 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

	Country code:	National number:	Extension number:

Country code: Mobile number (optional):

Country code: Fax number(optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

	number: [redacted]	Country code:	National	Extension number:

Country code: Mobile number (optional):

Country code: Fax number(optional):

Email address (optional): [redacted]

16. 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? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Telephone number:

Email address: