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, and for relevant demolition of an unlisted building in a conservation area

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: Old Lansdowne Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2PA

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

Easting (x): 384149

Northing (y): 392011

Description:

Applicant Details

Name/Company

Title

First name

Surname

B. Espley & A. Fox

Company Name

Address

Address line 1

31 Old Lansdowne Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M20 2PA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Whitfield

Company Name

Whitfield Architects

Address

Address line 1

27 High Grove Road

Address line 2

Address line 3

Town/City

Cheadle

County

Cheshire

Country

UK

Postcode

SK8 1NS

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

New single storey rear and side extension with flat roof and flat rooflight (existing garage removed). New raised external terrace to rear with new steps to garden level. Existing front facing second floor dormer wall cladding & flat roof to be replaced. New or replacement front facing dormer windows. Existing rear facing second floor dormer wall cladding & flat roof to be replaced. New or replacement rear facing dormer windows. Associated external alterations including new soil vent pipe to side elevation, and new side facing WC window.

Has the work already been started without consent?

◯ Yes
⊘ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

It is necessary to demolish small parts of the rear elevation of the house at ground floor to facilitate the access into the new rear and side extension. Given their poor condition, it is also necessary to remove & replace the existing external wall finishes, roof finishes, and windows to the existing front facing & rear facing second floor dormers.

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:
Red / brown brickwork to original house external walls. Fibre cement slate cladding to existing front dormer walls. Natural slate cladding to existing rear dormer walls.

Proposed materials and finishes:
New matching red / brown brickwork to new side & rear ground floor extension walls & parapet. Replacement wall cladding to existing front & rear dormers. New cladding to be metal standing seam cladding system (e.g. zinc).

Type:
Roof

Existing materials and finishes:
Concrete tiles to main house dual pitched roof and natural slates to single storey rear extension roof. Flat roof to existing front and rear dormers. Black coloured roof perimeter eaves fascia or verge boards.

Proposed materials and finishes:
Replacement black coloured roof perimeter eaves fascia or verge boards. Replacement flat roof to existing front facing & rear facing second floor dormers. New flat roof to proposed single storey rear & side extension, with new flat rooflight (unseen from ground level due to perimeter masonry parapet).

Type:
Windows

Existing materials and finishes:
Existing white coloured window frames to front, side, and rear windows.

Proposed materials and finishes:
New or replacement second floor front & rear facing windows with polyester powder coated (P.P.C.) aluminium frames. Clear or obscured double glazing. Window frame colour to second floor to match dormer cladding. New ground floor side window with white coloured frame and obscured double glazing. New ground floor extension front facing window with white coloured frame and clear double glazing.

Type:
Doors

Existing materials and finishes:
Existing front door, side door to existing ground floor extension, and rear door between basement & garden.

Proposed materials and finishes:
New second floor rear facing Juliet balcony doors with polyester powder coated (P.P.C.) aluminium frames. Clear double glazing. Door frame colour to second floor to match dormer cladding. Clear glazed external guarding to Juliet balcony. New ground floor rear facing patio doors with polyester powder coated (P.P.C.) aluminium frames. Clear double glazing. Door frame colour to be black. Clear glazed external guarding to new rear raised terrace perimeter with stainless steel handrail.

Type:
Other

Other (please specify):
Rainwater & foul drainage goods

Existing materials and finishes:
Black coloured rainwater & foul drainage goods

Proposed materials and finishes:
New and replacement black coloured rainwater & foul drainage goods

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

Refer to accompanying Design And Access Statement for a full list of all accompanying drawings and documents.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] 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
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] 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:

- [x] 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?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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
- [x] 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? E.g. All the land is owned by a single individual

- [x] 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

Mark

Surname

Whitfield

Declaration Date

30/06/2026

☑ Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Mark Whitfield

Date

03/07/2026