Householder Application for Planning Permission for Works or Extension to a Dwelling

Town and Country Planning Act 1990 (as amended)

MANCHESTER CITY COUNCIL

Manchester

Publication of applications on planning authority website

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".

Address Line 1

7 Saxholme Walk

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Postcode

M22 1AZ

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

Easting (x)

382192

Northing (y)

386909

Description of site location

-

Applicant Details

Name/Company

Title

Mrs

First Name

Phanie Armelle

Surname

Mefogang Fotso

Company Name

-

Address

Address Line 1

7 Saxholme Walk

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Country

-

Postcode

M22 1AZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

[redacted]

Secondary number

-

Fax Number

-

Email address

[redacted]

Agent Details

Name/Company

Title

Mr

First Name

Michael

Surname

Zalucki

Company Name

-

Address

Address Line 1

22 Micklefield Way

Address Line 2

-

Address Line 3

-

Town/City

Borehamwood

County

-

Country

United Kingdom

Postcode

WD6 4LG

Contact Details

Primary number

[redacted]

Secondary number

-

Fax number

-

Email Address

[redacted]

Description of Proposed Works

Please describe the proposed works

Erection of a single-storey wrap-around rear and side extension, incorporating a pitched roof to the rear extension with two rooflights (skylights), and a flat roof to the side extension together with associated alterations to the rear fenestration and all ancillary works.

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

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

⊘ Yes
◯ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Roof
Existing materials and finishes	Roof Tiles
Proposed materials and finishes	Roof tiles to match color for pitch roof, Fat Roof - EDMP or similar flat roof system

Type	Walls
Existing materials and finishes	Render
Proposed materials and finishes	Render to match

Type	Windows
Existing materials and finishes	white upvc
Proposed materials and finishes	white upvc to match

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

Please refer to proposed

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
- ⊘ 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/extinguishments and/or creation of 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?

- [x] Yes
- [ ] No

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

Applicant

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?

- ◯ Yes
- ⊘ No

Have You Given Notice to All Owners/Tenants?

- ⊘ Yes
- ◯ No

Certificate B

I certify that I have given the requisite notice to 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.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
Tracy Mottershead	9, Saxholme Walk, Wythenshawe, M22 1AZ	05/08/2026

Person Role

The Applicant

Title

Mrs

First Name

Phanie Armelle

Surname

Mefogang Fotso

Declaration Date

21/09/2026

Declaration Made

- ⊘ Yes
- ◯ No

Declaration

I/We hereby submit this Householder Application for Planning Permission for Works or Extension to a Dwelling 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 agree to the outlined declaration

Signed [redacted]

Date 21/09/2026