



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Planning Services,
Stockport Council, Place Directorate,
Stopford House, Piccadilly, Stockport
SK1 3XE
Website: www.stockport.gov.uk/planning
Email: Admin.DC@stockport.gov.uk

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

New single storey front extension and loft conversion with front facing rooflights & rear facing dormers.

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 very small areas of the existing dwelling in order to facilitate access to the new single storey front extension (to be used as a ground floor WC) and the new second floor loft conversion (to be used as habitable bedroom accommodation including a new Shower Room).

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 brickwork walls to front side & rear.

Proposed materials and finishes:

New matching red brickwork walls to new single storey front extension.

Type:

Roof

Existing materials and finishes:

Red / brown coloured concrete roof tiles and matching clay ridge tiles. Black & white painted mock Tudor front gable. Black coloured eaves fascia and verge boards. Red brickwork chimneys to front & rear. Black framed loft rooflight to rear elevation with clear double glazing.

Proposed materials and finishes:

New hipped roof to proposed single storey front extension with red / orange coloured clay tiles with clay bonnet hip tiles. Black painted timber eaves fascia boards to match existing house. 2 x new black framed conservation rooflights with clear double glazing to front elevation (within existing roof). 2 x new rear facing dormers with dual pitched roofs with matching concrete roof tiles & ridge tiles to new areas of roof. Red / orange coloured clay hanging tiles to dormer cheeks. Black coloured eaves fascia & verge boards to new dormers. Code 4 leadwork between new dormers and main roof.

Type:

Doors

Existing materials and finishes:

White painted timber front door frame with blue coloured door with integrated stained glass. White painted timber rear patio doors to bay window with integrated clear double glazing.

Proposed materials and finishes:

No new doors or changes to existing doors proposed.

Type:

Windows

Existing materials and finishes:

Typically, white painted timber windows throughout with clear double glazing (except to Bathroom).

Proposed materials and finishes:

New white painted timber framed window with obscured double glazing to new single storey front extension. New white coloured window frames with clear glazing to new rear facing dormers to second floor loft conversion (frames to be either polyester powder coated aluminium, uPVC or painted timber).

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

No change to boundary treatments.

Proposed materials and finishes:

N/a

Type:

Vehicle access and hard standing

Existing materials and finishes:

No changes to vehicle access and hard standing.

Proposed materials and finishes:

N/a.

Type:

Lighting

Existing materials and finishes:

Mix of wall mounted decorative & security lighting to house perimeter.

Proposed materials and finishes:

New mix of wall mounted decorative & security lighting to single storey front extension.

Type:

Other

Other (please specify):

Rainwater and foul drainage goods

Existing materials and finishes:

Black coloured rainwater and foul drainage goods.

Proposed materials and finishes:

New and replacement black coloured rainwater and foul drainage goods.

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

Refer to accompanying drawings: P(00)01 Location Plan, P(00)02 Proposed Site Plan, P(01)01 Existing Floor Plans 1 of 2, P(01)02 Existing Floor Plans 2 of 2, P(02)01 Proposed Floor Plans, P(02)02 Proposed Roof Plan, P(03)01 Existing Elevations and P(03)11 Proposed Elevations.

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

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.

Refer to drawing P(01)01 Existing Floor Plans 1 of 2 for locations of existing trees and hedges (e.g. to front garden site boundary).

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

Minor pruning / reduction / possible limited removal of existing perimeter shrubs / hedge to front garden boundary with No. 2 Norman Road.

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

Mark

Surname

Whitfield

Declaration Date

13/11/2023

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

13/11/2023