



**STOCKPORT**  
METROPOLITAN BOROUGH COUNCIL

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

## 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

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

MR & MRS

First name

Clive

Surname

Harrison

Company Name

### Address

Address line 1

29 Freshfield Road

Address line 2

Heaton Mersey

Address line 3

Town/City

Stockport

County

Stockport

Country

United Kingdom

Postcode

SK4 3HN

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

PROPOSED TWO STOREY SIDE EXTENSION WITH SINGLE STOREY FRONT EXTENSION

Has the work already been started without consent?

- Yes  
 No

## 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:**

FACING BRICKWORK

**Proposed materials and finishes:**

FACING BRICKWORK TO MATCH EXISTING

**Type:**

Roof

**Existing materials and finishes:**

CONCRETE INTERLOCKING ROOF TILES

**Proposed materials and finishes:**

ALL ROOFS TO BE RETILED IN DARK GREY MARLEY EDGEMERE DUO CONCRETE INTERLOCKING ROOF TILES

**Type:**

Windows

**Existing materials and finishes:**

WHITE UPVC DOUBLE GLAZED CASEMENT WINDOWS

**Proposed materials and finishes:**

WHITE UPVC DOUBLE GLAZED CASEMENT WINDOWS TO MATCH EXISTING

**Type:**

Doors

**Existing materials and finishes:**

WHITE UPVC FRONT SIDE AND REAR DOORS

**Proposed materials and finishes:**

POLYESTER POWDER COATED ALUMINIUM BI-FOLDING DOORS TO REAR IN ANTHRACITE GREY

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

CONCRETE POST AND TIMBER PANEL FENCING

**Proposed materials and finishes:**

NO CHANGE

**Type:**

Lighting

**Existing materials and finishes:**

WALL MOUNTED UP / DOWN LIGHTS TO FRONT

**Proposed materials and finishes:**

WALL MOUNTED UP / DOWN LIGHTS TO REAR ELEVATION

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

2185 / 1 Rev A - EXISTING PLANS AND ELEVATIONS, 2185.02 PROPOSED PLANS, 2185.03 PROPOSED ELEVATIONS

## 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

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply 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 (as amended).

## 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

**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):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

DC/089279

Date (must be pre-application submission)

25/08/2023

Details of the pre-application advice received

TO REVISE THE PREVIOUS APPLICATION - • The Extensions and Alterations to Dwellings SPD states that two storey side extensions should ideally appear subservient to the main dwelling with the ridge level of extensions set below the main ridge line of the original house. A linked or infill effect between neighbouring dwellings should be avoided by leaving a visibly adequate gap between the boundary and the side wall of the extension. Whilst it is necessary to consider each situation individually, the Council is concerned that where two storey side extensions are proposed to homes in areas of mainly detached or semi detached housing the character should not be lost through terracing extensions. In such areas houses should not be physically or visually linked, particularly at first floor level. In these instances: Two storey side extensions should be set back from the front of the property by a minimum of one metre behind the front main wall of the house, or by 1 metre from the side boundary.

This is a guideline and each property should be determined on its merits. As this property is stepped forward of the adjacent properties and does not form a terrace effect.

## 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

First Name

Surname



Declaration Date

20/03/2024

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

Clive Harrison

Date

20/03/2024