



**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)  
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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	<input type="text" value="4"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Norman Road"/>
Address Line 2	<input type="text" value="Heaton Moor"/>
Address Line 3	<input type="text" value="Stockport"/>
Town/city	<input type="text" value="Stockport"/>
Postcode	<input type="text" value="SK4 4HJ"/>

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

Easting (x)	Northing (y)
<input type="text" value="387768"/>	<input type="text" value="391523"/>

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 associated external alterations.

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 which is to contain a more accessible ground floor WC.

## 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. Code 4 leadwork between new roof and existing front wall.

**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.

**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 proposed (front door to be retained as existing).

**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 change 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 (including traditionally styled wall fixed light to side of front door).

**Proposed materials and finishes:**

Existing traditionally styled wall fixed light (to side of front door) to be retained, and only replaced if damage occurs during construction of new front extension (i.e. a like for like replacement).

**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 & replacement black coloured rainwater goods (refer to drawings).and any external foul drainage goods to be black coloured to match.

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)03 Proposed Site Plan (front extension), P(01)01 Existing Floor Plans 1 of 2, P(01)02 Existing Floor Plans 2 of 2, P(02)03 Proposed Floor Plans (front extension), P(02)04 Proposed Roof Plan (front extension), P(03)01 Existing Elevations and P(03)13 Proposed Elevations (front extension).

## 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.

## 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?

- 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

First Name

Surname



Declaration Date

28/03/2024

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

28/03/2024