



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

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 two storey side extension and associated external alterations.

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:

Red / brown brickwork and white painted masonry render.

Proposed materials and finishes:

New matching red / brown brickwork and white painted masonry render to new side extension.

Type:

Roof

Existing materials and finishes:

Red / brown coloured natural clay roof tiles and matching clay ridge & hip tiles. Black coloured eaves fascia and verge boards. Flat roof to existing side garage.

Proposed materials and finishes:

New red / brown coloured natural clay or concrete roof tiles and matching clay ridge & hip tiles. Black coloured eaves fascia and soffit boards to new extension roof perimeter. New rear projecting roof over new bay window to match existing rear projecting roof.

Type:

Windows

Existing materials and finishes:

White coloured window frames with clear or obscure double glazing throughout.

Proposed materials and finishes:

New white coloured window frames with clear or obscure double glazing to new side extension windows, and new window to Bedroom 3 with clear double glazing.

Type:

Doors

Existing materials and finishes:

White coloured door frame to front door, back door, garage rear door and patio doors with integrated clear double glazing. White coloured garage vehicle door.

Proposed materials and finishes:

No new external doors proposed.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Mix of masonry walls, timber fences, gates and vegetation forming existing boundary treatments.

Proposed materials and finishes:

No alterations to boundary treatments proposed.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Block paved vehicle access / hard standing / driveway to front of house.

Proposed materials and finishes:

No alterations to driveway proposed.

Type:

Lighting

Existing materials and finishes:

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

Proposed materials and finishes:

Mix of wall fixed decorative & security lighting to extension perimeter.

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 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, P(02)01 Proposed Floor Plans, P(03)01 Existing Elevations and P(03)11 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

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

27/03/2024

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

Mark Whitfield

Date

27/03/2024