



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

Telephone: 01353 665555

www.eastcamb.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

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.

1. Site Address

Number	<input type="text" value="22"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="High Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Mepal"/>
Postcode	<input type="text" value="CB6 2AW"/>

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

Easting (x)	<input type="text" value="544349"/>
Northing (y)	<input type="text" value="280927"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Oliver"/>
Surname	<input type="text" value="Bubb"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="22"/>
Address line 2	<input type="text" value="High Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Mepal"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

The proposed works includes demolition of existing rear extension and erection of new Ground Floor Rear Extension, Ground Floor Infill Side Extension and Second Floor Side Extension above the existing garage at 22 High St, Mepal, Cambridgeshire, CB6 2AW. The Design and Access Statement is attached. The Proposed Rear Extension seeks to increase the size of the dining area to open plan kitchen-dining. The Proposed Ground Floor Side Infill aims to square the existing garage with the existing rear wall and provide the house with the good sized ground floor toilet. The Proposed First Floor Side Extension above the existing garage provided the house with the new first floor bedroom with en-suite bathroom. The Proposed Extensions are subservient to the main house by sympathetic design and the scale of extensions is proportional to the main house. The roof tiles, brick walls, windows and doors of Extensions match the roof tiles, brick walls, windows and doors of the existing house. There is a minimum impact of the proposed extensions on the residential amenity of High Street. The proposed elevations designed with respect to the shape, heights and materials of the existing house. The Proposed Rear Extension is not visible from the main road. The ridge of the First Floor Side Extension above the garage is significantly lower than the ridge of the existing house and its eaves are lined up with the eaves of the existing house. Therefore, the Proposed Extensions will not make a significant impact on the character of the area and thus there will be no loss of local amenity. It is about 11m between the North wall of the side extension and N24 High Street. It includes public footpath between two properties, boundary fences and hedges. This distance and hedges reduce overbearing, overshadowing and overlooking impacts of the proposed extensions on N24. Measures were also taken to reduce the impact of the Proposed Rear Extension on N20 High Street. The Proposed Rear Extension has a low-pitched roof, sloping to the boundary with N20. It has a concealed gutter to avoid overhanging. There is no potential overlooking issues associated with the proposal. The Proposed Rear and Side Extensions do not have any side windows.

Has the work already been started without consent? Yes No

5. 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):

Walls	
Description of existing materials and finishes (optional):	The existing house has a cavity brick walls. Please refer to drawing (P-)00.
Description of proposed materials and finishes:	The Proposed Extensions has cavity walls of brick and block construction, matching bricks of the existing house. Please refer to drawings (P-)02 &(P-)03.

Roof	
Description of existing materials and finishes (optional):	The existing dwelling house has a tiled roof. Please refer to drawing (P-)00.
Description of proposed materials and finishes:	Marley Eternit interlocking tiles of the pitched roofs of the Proposed Extensions match the roof tiles of the existing house. Please refer to drawings (P-)02 &(P-)03.

Windows	
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5. Materials

Description of existing materials and finishes (optional):	The existing dwelling house has white UPVC windows. Please refer to Design & Access Statement Images
Description of proposed materials and finishes:	The windows of the Proposed Extensions match the UPVC windows of the existing dwelling house. Please refer to drawings (P-)02 &(P-)03.

Doors	
Description of existing materials and finishes (optional):	The existing dwelling house has a white UPVC external doors. Please refer to images in the Design & Access Statement.
Description of proposed materials and finishes:	The new external patio door of the Proposed Rear Extension matches the rear UPVC patio door of the existing dwelling house. Please refer to drawings (P-)02 &(P-)03.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	The 1.8m brick walls are running along the North and South rear boundaries of the property. The 1.8 m chain-link fence is running along the East Boundary (rear) of the property. The 0.8 m brick dwarf walls are running along all front boundaries of the property. Please refer to drawing W(00)X1.
Description of proposed materials and finishes:	No changes to the boundary treatment are associated with the current Proposal. Please refer to drawing (P-)01.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Onsite concrete vehicle access and parking for 2 cars are available at the front of the house. Please refer to existing site plan W(00)X1.
Description of proposed materials and finishes:	No changes to materials for the vehicle access and parking are associated with the current proposal. Please refer to drawing (P-)01.

Lighting	
Description of existing materials and finishes (optional):	2 outside lights
Description of proposed materials and finishes:	Four mounted outdoor glare free lights complete with PIR motion sensor are located at front, side and rear elevations of the house. Lights is strategically placed to cast light away from the boundaries and downwards, so as to illuminate only the immediately surrounding walkways, with minimal light overspill. No spill of light beyond the boundary of the property is anticipated. Therefore, there is no increase in light pollution level associated with the proposal. Please refer to drawing (P-)01.

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

Location Plan_W(00)00
 Existing Site Plan_W(00)X1
 Existing Plans_Elevations_(P-)00
 Proposed Site Plan_(P-)01
 Proposed Plans_Elevations_(P-)02
 Proposed Elevation_Sections_(P-)03
 Design and Access Statement

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Trees T1-T4 (T3: Cypress Tree. H 3m, T4: Holy H 2m) are located in a close proximity to Proposed Extensions. Please refer to Existing Site Plan_W(00)X1.

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 your 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:

Tree T1 (Maculata) will be removed. Please refer to Existing Site Plan_W(00)X1 and Proposed Site Plan_(P-)01.

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. 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

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

11. 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. Yes No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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.

12. Ownership Certificates and Agricultural Land Declaration

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 (DD/MM/YYYY)

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Date (cannot be pre-application)