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South
 Cambridgeshire
 District Council

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

Description of Proposed Works

Please describe the proposed works

The current Householder Planning Application is seeking planning permission to:

- Omit the Proposed Garage (Ref No: 22/05434/HFUL).
- Revise the appearance of Single Storey North (Side) Extension (Ref No: 22/05434/HFUL).
- Revise the appearance of Single Storey Rear Extension (Ref No: 22/05434/HFUL) to match the Proposed Single Storey North (Side) Extension.

A sensitive proposal has been designed respecting the character and settings of Horningsea Conservation Area. As per Ref No: 22/05434/HFUL The Single Storey North (Side) Extension was designed as a glass link between the house and proposed garage. The current proposal omits the proposed garage and revises the appearance of Single Storey North (Side) Extension.

The Proposed Single Storey North (Side) Extension is 1.324 x 3.855 m and the same size as the approved glass link between the house and the garage (as per Ref No: 22/05434/HFUL). It has conservatory type glass walls and single ply flat roof with designer cornice and integrated gutters. The height of the Proposed Single Storey North (Side) Extension is 3.225m, which is lower than the height of the Rear Extension (Ref No: 22/05434/HFUL). The appearance of the Rear Extension was also revised and designer cornice matching the cornice of the Proposed Single Storey North (Side) Extension was introduced.

The Design, Access and Heritage Statement attached demonstrates that the proposal is:

- Well-designed and consistent with National and Planning Local Policies.
- Described local heritage assets (NPPF paragraph 189).
- Makes a positive contribution to local character and distinctiveness of the area (NPPF paras 127, 185c 192c, LP HQ/1).
- Sustain and enhance the special character and distinctiveness of the heritage assets, including their setting (HQ/1, LP NH/14 & LP S/2).
- Has a minimum impact on the residential and local amenity of Horningsea Conservation Area (1990 Act, Sections 66 and 72) .

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:

The existing house has a cavity gault Cambridge buff brick walls. Please refer to drawing (P-)01.

Proposed materials and finishes:

Walls of the Proposed North (Side) and Rear Extensions are a conservatory type glass walls, with matching frames to the window frames of the existing house. Please refer to drawings (P-)04.

Type:

Roof

Existing materials and finishes:

The existing house has a pantile pitched roof. Please refer to drawing (P-)01.

Proposed materials and finishes:

The Proposed North (Side) Extension and Rear Extension (22/05434/HFUL) has single ply flat roofs. Please refer to drawings (P-)03 &(P-)04.

Type:

Windows

Existing materials and finishes:

The existing house has brown window frames. Please refer to Design & Access Statement Images.

Proposed materials and finishes:

The proposed window frames of the North (Side) & Rear Extensions are matching the window frames of the existing house. Please refer to drawings (P-)04.

Type:

Doors

Existing materials and finishes:

The existing house has brown door frames. Please refer to Design & Access Statement Images.

Proposed materials and finishes:

The proposed door frames of the Proposed North & Rear Extensions are matching the door frames of the existing house. Please refer to drawings (P-)04.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

The rended walls of Plough& Fleece PH and its outbuilding are running along the North (side) boundary of the property from the High Street followed by the section of 1.75m brick wall. The 1.8m close boarded fence is running along the West (rear) and South (side) boundaries of the property. The 0.9 m low brick wall is running along the East (front) Boundary of the property. Please refer to drawing W(00)X1.

Proposed materials and finishes:

There are no changes to the boundary treatments in the current proposal. Please refer to drawing (P-)02.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Onsite paved vehicle access and parking for 2+ cars are available at the north side of the house. Please refer to existing site plan W(00)X1.

Proposed materials and finishes:

No changes to materials for the vehicle access and parking in the current proposal. Please refer to drawing (P-)02.

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_(P-)00
Existing Elevations_(P-)01
Proposed Site Plan_(P-)02
Proposed Plans_(P-)03
Proposed Elevations_(P-)04
Design_Access_Heritage Statement_Elizabeth Hous_High Street_Horningsea_CB25 9JG

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

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

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Date