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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

Ms

First name

Jay

Surname

Lau

Company Name

### Address

Address line 1

52 High Street

Address line 2

Cottenham

Address line 3

Town/City

County

Country

United Kingdom

Postcode

Cambridge

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

We would like to build a one car garage within the curtilage of the property, which would be accessed via the existing drive. There is no demolition of existing outbuildings involved. There is no existing garage or other building. The garage would also have some room for storage of garden tools etc. Most of the footprint of the garage was a patio area and it is currently unused (in other words we are not taking up any of the garden area to create the garage).

The garage would be built on a concrete plinth which would be at least 150mm thick laid on a minimum hardcore base of 150mm.

The garage would be timber framed (see accompanying diagrams) and clad with composite cladding (probably sourced from Neotimber [www.neotimber.com](http://www.neotimber.com)).

Roof would be slates to match house

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 building does not exist yet

**Proposed materials and finishes:**

We would take advice from your department as to what would be permitted. Our plan was for the external walls to be made from composite cladding such as NeoTimber <https://neotimber.com/cladding/composite-cladding/classic/> We were thinking of a wood effect colour such as chocolate or teak, depending upon what is permitted. Similarly we would consider concrete cladding giving the garage a neutral colour. But in summary we were proposing a wooden framed building with cladding which would blend well into the character of the house and area. We would also consider fibre cement board cladding, in a wood effect style and colour so it blended in with the brickwork of the existing house.

**Type:**

Roof

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

We were proposing to have a pitched roof with slates to match the roof on the house.

**Type:**

Windows

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

At present we do not believe windows will be necessary other than the glass in the garage doors themselves.

**Type:**

Doors

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

This will be a standard, manual up and over garage door. I will attach a photograph of the type we propose to fit, this will be a brown colour with glass windows at the top, in a typical manor house style, which will be in character with the age and personality of the main house.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

The boundary fence is lap fencing with wooden fence posts

**Proposed materials and finishes:**

This will not be changed

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Vehicle access will be via the existing driveway along with left (South) side of the house. This will not be changed. The garage will be added to the end of the existing driveway.

**Proposed materials and finishes:**

No additional driveway will be required.

**Type:**

Lighting

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

If permitted garage will have a PIR movement sensitive external light for safe access to and from the garage at night. The inside of the garage will have power and will have internal lights, probably a neon style strip light.

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

The design of the garage has been considered at length and the proposed design is similar to several other garages in the area, which adopts a manor house style/barn style which is in keeping with the conservation area and the fact this is a Grade II listed building. I have enclosed photographs of a similar garage in a neighbouring property.

Access to the property is unchanged. Currently our cars park on the existing driveway on the South side of the house or at the front of the house. The driveway will not be altered and the garage will be built so that the vehicle drives down the existing driveway straight into the garage. It would ease parking on the High Street as it would create another parking space making it less likely we would need to park in front of the house.

The house faces East and the front of the garage would also face East

The garage would be visible from the road (but only just) as it would be set back from the road by a distance of approx twelve Metres.

## 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

If Yes, please describe:

The garage creates an extra car parking space and therefore improves existing car parking arrangements. There is less need for on-street parking.

## 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

12/12/23 at 11am

Date (must be pre-application submission)

12/12/2023

Details of the pre-application advice received

This was a telephone conversation and not a formal pre-application submission:-

1. Planing permission would be required for the proposed garage
  2. The awkward shape of the garage due to the shape of the garden would not affect the likelihood of approval or disapproval of the application
  3. It was best not to make the wall of the garage a party wall and retain the existing fence
  4. We would be ok making the garage approx 10cm from the fence between ourselves and our neighbours
  5. It would be best to match the roof on the garage with the house
  6. He did not envisage a problem with our proposed structure of a wooden framed building with composite cladding walls
  7. We could have cladding down the level of the concrete base, but following our discussion we have decided to have four courses of bricks then the cladding
  8. The height being under 3.5m should not be a problem, and the garage would be relatively difficult to see from the road.
- Mr Bush was most helpful and informative, please pass on our thanks.

## 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

Ms

First Name

Jay

Surname

Lau

Declaration Date

18/11/2023

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

Jay Lau

Date

03/01/2024