

South Cambridgeshire Hall
 Cambourne Business Park
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 Cambridge,
 CB23 6EA
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 0345 045 5215



**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

Mr & Mrs

First name

Richard & Helen

Surname

Foster

Company Name

Address

Address line 1

60 Church Street

Address line 2

Willingham

Address line 3

Town/City

Cambridge

County

Country

United Kingdom

Postcode

CB24 5HT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

To set this application in content, it is effectively a partial reversal and variation to a previously approved development, for which Planning Permission and Listed Building Consent were granted on 23 July 2021 (your references 21/02248/HFUL and 21/02249/LBC).

The description of the approved development as documented in the decision letters, was:

"Erection of single storey garden room with glazed link. Raise garage roof height, with addition of Juliet balcony. Replacement of eastern boundary fence with wall."

For information only (as you have advised it does not need to be approved), for cost-benefit reasons we no longer propose to raise the garage roof height (thus retaining the existing profile), or install the Juliet balcony; but in the garage we still intend to install conservation skylights, and re-roof with slate (using the same skylights and slates, as already approved).

The variation (which you have advised does need planning permission) is that, for environmental reasons, we propose to install a total of 16 inline solar panels into the slate roofs of both the modern buildings (the garden room and the garage), together with a battery and inverter (both to be inside the garage). To achieve this we propose to install one Velux window in the center of each elevation (using the same design of skylight, as already approved), and a pair of inline solar panels either side of each window. Drawings of the elevations are attached.

While all of the roofs involved are east or west facing, we believe this will make us more than self-sufficient in electricity, without having to even consider retro-fitting solar panels onto the south facing roof of the old farmhouse.

Construction of the garden room has started, with the walls nearing completion; but no work has yet started on anything to do with the solar panels. We are, however, asked to make a decision on the solar panels in the very near future, as this has an impact on the roof construction and electrical installation processes.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- 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

Will any trees or hedges need to be removed 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

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

23/50493/PRELB

Date (must be pre-application submission)

30/11/2023

Details of the pre-application advice received

Paul Robertshaw wrote:

Dear Mr Foster Thank you for your enquiry regarding adding solar panels to a modern outbuilding. I can't see a problem with the proposal but as the property is within the listed building curtilage, planning permission is required for solar panels. A planning officer can advise you whether it is possible to amend the existing approval rather than submit an entirely new one. Listed building consent is not needed. Please let me know if you require any further advice.

Kind regards,

Paul Robertshaw | Principal Conservation Officer

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

Mr & Mrs

First Name

Richard & Helen

Surname

Foster

Declaration Date

09/01/2024

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

Richard Foster

Date

09/01/2024