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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

Addition of a new double garage and utility room attached to the side of the existing dwelling.

The new garage will extend to the property boundary in line with existing buildings behind the new garage. The owner of the adjacent property has been consulted and takes no exception to the new extension being on the boundary line.

Further, the new garage is proposed to extend 3.3 meters in front of the my main house. There are a number of properties on this road that do not adhere to the building line. There are seven properties next to each other on the same side of the road as 27 Mills Lane. Three of these do not comply with the perceived building line. No 3 Mills Lane is less than one meter from the boundary verging the road. No 5 Mills lane already has a double garage in the frontage to the edge of the road. No 31 Mills Lane has a large wooden shed in front of the property. Two other properties further down Mills Lane on same side of road do not line up and one also has a garage near the road. On the opposite side of the road there are four properties all of which all have garages in front of the main building.

Further, the drawings illustrate that even with the new garage there is still enough space (around 7+ meters) on the driveway in front of the house to comfortably accommodate full size family cars.

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:

Roof

Existing materials and finishes:

Concrete Red Roof tiles

Proposed materials and finishes:

Concrete roof tile to match existing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Brick walls

Proposed materials and finishes:

Brickwork to match existing

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Existing brick driveway will be repaired and restored

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Existing walls will be same as existing. However during detail design consideration is being given to external insulation of the base property, if this is decided the new garage will be finished in same material.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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 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 existing property has extensive parking in front of the property to accommodate six vehicle off road parking. The new double garage will provide internal space for two cars, however the remaining driveway is still long enough to accommodate two cars in front of the garage off road, and one or more cars in front of the kitchen on existing paved area.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

27

Suffix:

Address line 1:

MILLS LANE

Address Line 2:

Town/City:

LONGSTANTON

Postcode:

CB243DG

Date notice served (DD/MM/YYYY):

12/01/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

THOMAS

Surname

NIVEN

Declaration Date

14/01/2024

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

THOMAS NIVEN

Date

14/01/2024