

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 and Dr

First name

Adrian and Rachel

Surname

Nicholas

Company Name

### Address

Address line 1

54 South Road

Address line 2

Address line 3

Town/City

Impington

County

Cambridgeshire

Country

Postcode

CB24 9PN

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Erection of 1 storey (87sqm) residential side extension to a detached two storey dwelling.

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:**

Generally red bricks on the ground floor and white render on upper floors, on all external walls. The West Elevation presents additional newer elements with external wood cladding.

**Proposed materials and finishes:**

The ground floor will be predominantly matching the existing dwelling red bricks, white render, white painted wooden bay windows and large aluminium sliding folding doors accessing the garden. Starting at the base of the building a brick blend has been chosen, referencing the existing building, for the ground floor on the South and East Elevations, while on the West elevation, the walls present a wood cladding, again matching existing. A modern white render has been utilised for all the upper floor external walls. Key features such as the master bedroom are highlighted via the inclusion of a slightly protruded bay window to break the facade, or a dark timber cladding for the garden access from the living room.

**Type:**

Roof

**Existing materials and finishes:**

Traditional pitched roof with plain roof tiles on all elevations. The South Elevation presents both Solar PV panels and Solar thermal panels. The West elevation presents some areas with a flat zinc roof of newer construction.

**Proposed materials and finishes:**

On the East Elevation the roofline takes on a traditional hipped appearance with a plain tiled finish to relate to the palette used elsewhere. On the West Elevation, rather than a traditional pitched roof, a flat green one has been chosen to better match the existing house and its modern pre-existing extension.

**Type:**

Windows

**Existing materials and finishes:**

Existing windows are generally white wooden double glazed. The West elevation presents dark grey aluminium double glazed windows. Roof windows are again dark grey aluminium ones.

**Proposed materials and finishes:**

White painted wooden double/triple glazed windows and large dark grey aluminium sliding folding doors accessing the garden are proposed to match the existing. New roof windows are again dark grey aluminium ones.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

An existing 3.9ft close boarded fence, 6ft fence and a high hedging separate the site from the adjacent building on the South side.

**Proposed materials and finishes:**

The existing 3.9ft close boarded fence is maintained, existing 6ft fence is maintained and extended to the newly created annex frontage line, the fence is also extended on the other side but taller (7ft), protecting the back garden/patio area. Existing hedging is partially removed to accommodate new close boarded fence, the rest is maintained as existing.

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

Drawings:

- 100 112 Existing Ground Floor Plan
- 100 113 Existing First Floor Plan
- 100 114 Existing Second Floor Plan
- 100 115 Existing Roof Plan
- 100 130 Existing Elevations
- 100 131 Existing Elevations
- 100 132 Existing Elevations
- 100 120 Proposed Ground Floor Plan
- 100 121 Proposed First Floor Plan
- 100 122 Proposed Roof Plan
- 100 140 Proposed Elevations
- 100 141 Proposed Elevations
- 100 142 Proposed Elevations

Design and Access Statement

## 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

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

Drawings:

- 100 124 Trees and Hedges plan

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 the 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

Drawings:

- 100 124 Trees and Hedges plan

## 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

Miss

First Name

Emma

Surname

Hart

Declaration Date

24/01/2024

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

Emma Hart

Date

24/01/2024



