

South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 Cambridge,  
 CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)  
 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

First name

peter

Surname

bassett

Company Name

### Address

Address line 1

10 COPPICE AVENUE

Address line 2

GREAT SHELFORD

Address line 3

Town/City

CAMBRIDGE

County

Country

United Kingdom

Postcode

CB22 5AQ

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

There is a part of the house which was once a garage space - it has also had historical planning permission which we were told was valid when the garage was first constructed with the intention of a first story which was never constructed - we wish to increase the length at the front of the garage of aprox 1.7 to 2metres to run up to the edge of our lounge which has been a lounge for about 60 or more years to add a door and a window it would not go beyond any existing structure of the house. this is what we have been told so far by planning for south cambs -

.....Dear Mr Bassett

As I mentioned before in our telephone conversation, the key thing to establish is what constitutes the original dwelling. This means a building as it existed on 1 July 1948 where it was built before that date, and as it was built, if built after that date.

I am of the opinion that if the garage was constructed at the same time as the dwelling, an extension to the front of the garage would require planning permission, as the front of the garage would have formed a principal elevation to the dwelling and any extensions forward of the principal elevation would require planning permission.

However, if the garage was added later, and it was added to the original side wall of the dwelling, then it would be considered as a side extension to the original dwelling.

You are now proposing to extend the converted garage frontwards, keeping the existing width and adding a parapet. The extended converted garage would not project to the front of the original dwelling. The extension works in my opinion would be considered as a side extension.

Planning permission would not be required to extend to the side of the original dwelling as long as:

- If the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves of the enlarged part does not exceed 3 metres.
- the enlarged part of the dwellinghouse would not exceed 4 metres in height,
- the extension would not have a width greater than half the width of the original dwellinghouse.

I hope that this explanation is helpful.

If you wish to receive a formal decision that planning permission is/is not required, I recommend that you apply for a Lawful Development Certificate under Section 192 for proposed works. This can be done via the Planning Portal .....

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 house is simple brick built with white paint

**Proposed materials and finishes:**

bricks and white paint finish to match house

**Type:**

Windows

**Existing materials and finishes:**

windows of existing house are upvc or wooden

**Proposed materials and finishes:**

upvc window to match existing house

**Type:**

Roof

**Existing materials and finishes:**

existing roof is flat with pitch / bitumen covering

**Proposed materials and finishes:**

flat with pitch / bitumen covering

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

we have drawings created

## 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

**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

south cambs planning dept

Date (must be pre-application submission)

03/01/2024

Details of the pre-application advice received

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Kind regards

Mary

Mary Collins | Senior Planning Officer, West Team

## 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 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

peter bassett

Date

12/01/2024