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South
 Cambridgeshire
 District Council

Application for a Non-Material Amendment Following a Grant of Planning Permission

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

Pete

Surname

Ramzan

Company Name

Address

Address line 1

27 Temple End

Address line 2

Address line 3

Town/City

Great Wilbraham

County

Cambridgeshire

Country

Postcode

CB21 5JF

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 *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes

No

Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Replacement single storey rear extension, removal of front porch, removal of existing garden wall and erection of new garden walls, replacement of front vehicle and pedestrian gates, new paving and soft landscaping to front, side and rear, and minor alterations to house. Refurbishment of existing outbuilding and erection of lean-to greenhouse. Repair and conversion of Dovecote.

Reference number

22/04676/HFUL

Date of decision

16/03/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

Householder development: Development to an existing dwelling-house or development within its curtilage

Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Single storey rear extension: reduction of WC space, rearrangement of glazing, vaulted ceiling, adjustment to roof pitch and rearrangement of skylight positioning.

Existing house: reconfiguration to kitchen and utility layout, repositioning of study door, lowered cill to kitchen window, minor repositioning of main staircase and landing, introduction of first floor en-suite to western bedroom on first floor, retention of, but repositioned, window to master bedroom, and minor extension to front porch to create improved entranceway with cloak and shoe storage created, glazed door and sidelight introduced.

External works: rearrangement of hard landscaping at the rear with additional planting beds, additional paved seating area to the front garden. Introduction of ASHP as part of energy strategy.

Please state why you wish to make this amendment

The purpose of the following amendment is to address issues the Applicant has with the usability of the internal and external spaces of the consented scheme, with reasons below:

Single storey rear extension: glazing rearrangement to address overheating and structural viability. The open ceiling creates a greater head height; the consented scheme has an unreasonably low ceiling height. The roof angle of the consented scheme is 20 degrees. Traditional pantiles require a pitch of greater than 30 degrees to function as weather proofing. The amended 'dual' pitch roof allows the pantiles to function as designed. In addition, the ridge is further away from the listed building which allows more light to the upper rooms, ensures a window to the master bedroom can be retained and the pitched skylights retains a view of the historic building. The skylight replaces the glazed 'gutter' in the consented scheme which will be difficult to achieve with the irregular shape of the historic building.

Existing house: kitchen and utility layout is now more functional for the Applicant's requirements. The lowered window cill increases natural light into the kitchen. Doorways to landing on first floor simplified and modern doors omitted. Introduction of en-suite to first floor bedroom creates more usable space for Applicant as guest bedroom. Extension of porch and introduction of storage creates a more useable entrance way to the house. The existing door to the study will be retained and locked shut. Front street elevation will remain unchanged. Side glazing and door to the porch allows for natural light and informal easy access to new front seating area.

External works: rearrangements to increase privacy to the side of the property and encourage visitor traffic towards the front door, whilst retaining relationship with Dovecote. Front seating area to enjoy evening sunlight. Rear landscaping amendments to break up large hard landscaping area and introduce opportunity for low level planting beds.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

100 PROPOSED SITE PLAN
101 Revised 10 ii 23 PROPOSED GROUND FLOOR PLAN
102 PROPOSED FIRST FLOOR PLAN
200 PROPOSED STREET ELEVATION
201 PROPOSED FRONT ELEVATION
202 PROPOSED SIDE ELEVATION
203 PROPOSED GARDEN ELEVATION
300 PROPOSED SECTION
301 PROPOSED SECTION
302 PROPOSED SECTION

New plan/drawing numbers

- 100 PROPOSED SITE PLAN PL2 Clerestory
- 101 Revised 10 ii 23 PROPOSED GROUND FLOOR PLAN PL2 Clerestory
- 102 PROPOSED FIRST FLOOR PLAN PL2 Clerestory
- 200 PROPOSED STREET ELEVATION PL2 Clerestory
- 201 PROPOSED FRONT ELEVATION PL2 Clerestory
- 202 PROPOSED SIDE ELEVATION PL2 Clerestory
- 203 PROPOSED GARDEN ELEVATION PL2 Clerestory
- 300 PROPOSED SECTION PL2 Clerestory
- 301 PROPOSED SECTION PL2 Clerestory
- 302 PROPOSED SECTION PL2 Clerestory

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

Declaration

I/We hereby apply for Non-Material Amendment 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

Meredith Bowles

Date

22/03/2024