

South Cambridgeshire Hall
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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

Ms

First name

Jay

Surname

Lau

Company Name

Address

Address line 1

52 High Street

Address line 2

Cottenham

Address line 3

Town/City

Cambridge

County

Cambridgeshire

Country

United Kingdom

Postcode

CB24 8SA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We would like to build a one car garage within the curtilage of the property which is a Grade II Listed Building. It would completely detached from the main house. Vehicular access would be via the existing drive. There is no existing garage or other building and no demolition is required. The garage would also have some room for storage of garden tools etc. The footprint of the garage is currently a patio area and it is currently unused (in other words we are not taking up garden area to create the garage).

The garage would be built on a concrete plinth which would be at least 150mm thick laid on a minimum hardcore base of 150mm.

The garage would be brick built on three sides and timber cladding fixed onto concrete blocks on the Northern side facing the garden (the blocks would be unseen beneath the cladding). The planning officer suggested that timber cladding was likely to be acceptable as it is common in the village of Cottenham.

Roof would be slates to match main house.

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:

There is no existing building in this area

Proposed materials and finishes:

The garage would be brick built on three sides with supporting piers, using bricks to match the house and garden walls as near as practicable. The fourth wall facing the garden would have concrete blocks between the brick piers, clad with timber cladding. The cladding would hide the blocks. The garage walls would be single skinned brick. The roof would be as per the design, and slate to match the house. The garage would be mounted on a concrete plinth as previously described.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Vehicle access is via an existing block paved driveway along with left (South) side of the house.

Proposed materials and finishes:

The garage will be added to the end of the existing driveway.

Type:

Roof

Existing materials and finishes:

There is no existing building in this area

Proposed materials and finishes:

We are intending to use slates on a pitched roof which would match the main house.

Type:

Windows

Existing materials and finishes:

There is no existing building in this area

Proposed materials and finishes:

We are not planning to have a window in the garage other than the glazed area of the doors.

Type:

Doors

Existing materials and finishes:

There is no existing building in this area

Proposed materials and finishes:

The main car access will be via an up and over garage door, this will be a brown colour with glass windows at the top, in a style which will be in character with the age and personality of the main house. There will also be a side door on the garage which will be matched as near as possible to the main garage door and will be half glazed.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Lap panel fencing between the two gardens

Proposed materials and finishes:

The remaining fence will continue to be lap panel fencing.

Type:

Lighting

Existing materials and finishes:

There is no existing building in this area

Proposed materials and finishes:

If permitted, the garage will have a PIR movement sensitive external light for safe access to and from the garage at night. The inside of the garage will have power and will have internal lights, probably a neon style strip light.

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

The design of the garage has been considered at length and the proposed design is similar to several other garages in the area, which adopts a manor house style/barn style which is in keeping with the conservation area and the fact this is a Grade II listed building. There are a number of similar garages in Cottenham. The revised application is similar to other garages in Cottenham and was drawn up by BDS Architects, who visited the house and examined the High Street properties before creating the plans.

Access to the property is unchanged. Currently our cars park on the existing driveway on the South side of the house or at the front of the house. The driveway will not be altered and the garage will be built so that the vehicle drives down the existing driveway straight into the garage. The proposed garage would ease parking on the High Street as it would create another parking space making it less likely we would need to park in front of the house.

The garage would be visible from the road (but only just) as it would be set back from the road by a distance of approx twelve Metres.

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 proposed garage will improve parking by creating an additional parking space, making it less likely we will need to park on the kerbside.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

24/00028/HFUL

Date (must be pre-application submission)

22/01/2024

Details of the pre-application advice received

1. There was no objection to the proposal for a garage in principle;
2. Existing outbuildings and garages in Cottenham have simple forms with weatherboard cladding, or sometimes brick, with roofs in real slate or gault/light red clay pantiles.
3. Cement fibreboard would not be acceptable on the building
4. A garage built from brick or timber cladding would be acceptable.

The original application was rejected because insufficient information had been provided. We hope this has been rectified in this application.

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

Ms

First Name

Jay

Surname

Lau

Declaration Date

25/03/2024

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

Jay Lau

Date

26/03/2024