

Our Ref: 24/01510/PRIOR
Portal Ref: PP-02401509

23 April 2024



Mr Stephen Friday
3 Willow Way
Hauxton
Cambridge
CB22 5JB

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Mr Friday

**South Cambridgeshire District Council
Application for Prior Approval**

Proposal: Single storey rear extension.

Site address: 30 The Limes Sawston Cambridgeshire CB22 3DH

Your client: Mr Mrs Amin Bakali

I received your notification on 19 April 2024

From the date when the Council received your notification, we have a period of 42 days to notify you of one of the following outcomes:

- Prior approval is not required.
- Prior approval is given.
- Prior approval is refused.

The last date for determination of the proposed development is 4 June 2024.

If prior approval is not required, or if prior approval is given, or if the Council fails to notify you of one of the above outcomes within 42 days, then this will indicate that the proposed development would comply with condition A.4 of Part 1 Class A of the GPDO 2015 (as amended). It is important to note that this won't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Part 1 Class A. After you receive the decision (or if the Council fails to notify you within 42 days), if you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Part 1 Class A), then you should submit an (optional) application to the Council for a Lawful Development Certificate.

If prior approval is refused, then this will indicate that the proposed development would not comply with condition A.4 of Part 1 Class A of the GPDO 2015 (as amended). It's important to note that this won't indicate whether or not the proposed development would comply with any of

the other limitations or conditions of Part 1 Class A. After you receive the decision, you will have the right to submit an appeal to the Planning Inspectorate.

It's important to note that **if an objection is received** from any adjoining premises, then the Council is required to consider the impact of the proposed development on the amenity of all adjoining premises. If the Council considers that the information you've submitted is insufficient to assess this impact, then we may ask you to submit further information, or we may refuse prior approval on the basis that the information you've submitted fails to demonstrate that the impact would be acceptable. To reduce the likelihood of the latter situation, if you have not already done so, **you may wish to submit further information at this initial stage**. In particular, please consider the following:

- Site location plan, with the site outlined in red
- Scaled floor plans and elevations (existing and proposed)
- Information about any windows and other areas of glazing, including their position and size, whether they would be clear-glazed or obscure-glazed, and whether they would be opening or non-opening.
- What materials would be used

If you do not receive a written notice from the Council (i.e. notifying you of the outcome) within 6 weeks from the date that we receive your notification, then you should contact us to check whether or not we have issued a written notice, in case it has been lost in the post. Plans, supporting documents and consultation comments are available to view online at:
<https://applications.greatercambridgeplanning.org>

Please note that we do not return sets of stamped up plans regardless of whether they are approved or refused.

How are we doing?

Please tell us what you think of the service you have received so far:
<https://forms.office.com/e/MPVSYXa01y>

Yours sincerely

Jake Thomas-Mansfield
Trainee Planner (Apprenticeship)

Email: jake.thomasmansfield@greatercambridgeplanning.org
Direct dial:

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Email: Planning@greatercambridgeplanning.org

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SHARED PLANNING

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South Cambridgeshire District Council RECEIPT

Summary

Payment required: £120.00
Payment received: £120.00
Balance outstanding: £0.00

Payment Details

Payee	Amount Received	Payment Method	Date Received	Receipt No.
	£120.00	Card Payment	23/04/2024	3868