Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Huntingdonshire https://www.huntingdonshire.gov.uk/planning

Publication of applications on planning authority website

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".

Address Line 1

1 Bernard Road

Address Line 2

Brampton

Address Line 3

-

Town/City

Huntingdon

County

Cambridgeshire

Postcode

PE28 4RW

Description of site location must be completed if postcode is not known:

Easting (x)

520484

Northing (y)

271004

Description of site location

-

Applicant Details

Name/Company

Title

Mrs

First Name

A

Surname

Marieh

Company Name

-

Address

Address Line 1

1 Bernard Road

Address Line 2

Brampton

Address Line 3

-

Town/City

Huntingdon

County

Cambridgeshire

Country

-

Postcode

PE28 4RW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

-

Secondary number

-

Fax Number

-

Email address

[redacted]

Agent Details

Name/Company

Title

-

First Name

Marcus

Surname

Vanner

Company Name

TMV Architects

Address

Address Line 1

The Repeater Station

Address Line 2

London Road

Address Line 3

Norman Cross

Town/City

Peterborough

County

Cambridgeshire

Country

-

Postcode

PE73TB

Contact Details

Primary number

[redacted]

Secondary number

-

Fax number

-

Email Address

[redacted]

Description of Proposed Works

Please describe the proposed works

Erection of 3 bedroom dwelling

Has the work already been started without consent?

- ◯ Yes
- ⊘ No

Site Information

Site Area

338 sq. metres

Existing Use

Current Use of Site

Residential garden to No. 1 Bernard Road

Is the Site Currently Vacant?

- ◯ Yes
- ⊘ No

Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ◯ No

Type

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	Brickwork to match no. 1 Bernard Road
Proposed materials and finishes	-

Type	Roof
Existing materials and finishes	Roof tile to match no. 1 Bernard Road
Proposed materials and finishes	-

Type	Windows
Existing materials and finishes	Aluminium or UPVC Windows
Proposed materials and finishes	-

Type	Doors
Existing materials and finishes	Aluminium or UPVC Doors
Proposed materials and finishes	-

Type	Gutters and Downpipes
Existing materials and finishes	UPVC
Proposed materials and finishes	-

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to elevations & D&A

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?

- [x] Yes
- [ ] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [x] 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?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Access and Highway Details

Please refer to site plan numbered 896_003

Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cars	0	2	2
Cycle spaces	0	3	3

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- [ ] Yes
- [x] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [x] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

◯ Yes

⊘ No

Reason 1	Development site area of 0.2 hectares or below
Priority habitats on or within 500m of the site	No
Can evidence the site assessment if the presence of priority habitats is disputed	No
Justification	Development site area of less than 0.2 hectares

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Unknown

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

◯ Yes

⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [x] Yes
- [ ] No

Details

Please refer to site plan numbered 896_003

Have arrangements been made for the separate storage and collection of recyclable waste?

- [x] Yes
- [ ] No

Details

Please refer to site plan numbered 896_003

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [x] Yes
- [ ] No

Section A – Proposed

Housing Categories

Market Housing

Market Housing

Unknown Type

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

Section B – Existing

Housing Categories

None selected

No existing housing units specified.

Section C – Overall Totals

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Proposed	0	0	1	0	0	1
Existing	0	0	0	0	0	0
Net Gain/Loss	0	0	1	0	0	+1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

◯ Yes

⊘ No

Employment

Will There Be Existing or Proposed Employees?

- ◯ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening Relevant?

- ◯ Yes
- ⊘ No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ◯ Yes
- ⊘ No

Waste Management

Is This a Waste Management Development?

- ◯ Yes
- ⊘ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- ◯ Yes
- ⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Applicant

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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
- [x] 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

Have You Given Notice to All Owners/Tenants?

- ☑ Yes
- ◯ No

Certificate B

I certify that I have given the requisite notice to everyone else who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land to which this application relates.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
Cambridgeshire County Council	PO Box 761, Huntingdon, PE29 9QR	06/10/26

Person Role

The Agent

Title

Mr

First Name

Marcus

Surname

Vanner

Declaration Date

06/10/2026

Declaration Made

- ☑ Yes
- ◯ No

Declaration

I/We hereby submit this Application for 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 agree to the outlined declaration

Signed	Date
Marcus Vanner	06/10/2026