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## 58 Broad Lane, Haslingfield, Cambridge, CB23 1JF

A rare opportunity to purchase a link detached chalet style residence standing within its own generous plot of about 0.26 of an acre with planning consent for an additional detached dwelling with access from Church Street.

- Link Detached Chalet Bungalow
- 3 Bedrooms
- Bathroom & Shower Room
- Scope for Improvement
- Land to the Rear for Development

### Guide Price £750,000





## ACCOMMODATION

### ENTRANCE

with outside light, timber panelled and frosted glazed door leading into:

### ENTRANCE HALL

with access to loft space, linen cupboard with slatted shelving and insulated hot water tank, double panelled radiator, window with frosted glazed panes.

### LIVING ROOM

with Jetmaster gas real flame effect fire with brick surround, tiled hearth, wooden mantel, fitted adjustable bookshelving, dado rail, matching skirtings, coved ceiling, double glazed window to front and side, double panelled radiator.

### KITCHEN/DINING ROOM

fitted with a range of storage cupboards to base and eye level with rolltop working surfaces, inset single drainer sink unit with mixer tap, fitted gas hob, Hotpoint electric oven, fitted microwave oven, Ideal Mexico gas fired boiler providing







domestic hot water and central heating system, double panelled radiator, double glazed doors to side, leading to:

### **SIDE LOBBY**

with coat hooks and fitted storage cupboard with power and shelving, panelled and double glazed door leading to outside.

### **BEDROOM 1**

dado rail, matching skirtings, fitted cupboards, radiator, double glazed window to the front.

### **BATHROOM**

fitted with white suite comprising panelled bath with mixer tap and shower unit above, low level w.c., wash hand basin with mixer tap and pop-up waste, storage cupboards, double panelled radiator, tiled floor, double glazed frosted window to the rear, coved ceiling.

### **STUDY**

staircase rising to first floor, fitted desk, storage cupboard, radiator, double glazed window to the rear.

### **ON THE FIRST FLOOR**

### **SPACIOUS LANDING**

eaves storage cupboard, double glazed Velux rooflight.

### **BEDROOM 2**

with a range of fitted storage cupboards and drawers, radiator, eaves storage, double glazed dormer window to the rear.

### **BEDROOM 3**

with eaves storage cupboards, fitted wardrobe and desk, radiator, double glazed Velux window, double glazed window to the rear.

### **SHOWER ROOM**

tiled shower cubicle, storage cupboard.

### **OUTSIDE**

Garden principally laid to lawn, hedgerow and driveway leading to SINGLE GARAGE with up and over door to the front, power and light.

Rear garden with mature fruit trees, hedging and lawn.



A3 1:1

NOTES  
 NOV 2019 - PRELIMINARY REVIEW ISSUE  
 Revision A / 27.03.20 / BN  
 Drawings added  
 APRIL 2020 - FULL PLANNING APPLICATION



EXISTING SITE LAYOUT PLAN



☐ PROJECT: NEW DETACHED DWELLING WITH ACCESS & PARKING  
☐ CLIENT: LAND TO REAR OF 58 BROAD LANE, HASLINGFIELD, CAMBS CB23 1JF  
☐ DRAWING: PLANNING APPLICATION: EXISTING SITE LAYOUT PLAN

☐ DRAWING NUMBER: 201926/01  
☐ DATE: NOVEMBER 2019  
☐ SCALE: 1:200  
☐ CONTACT: **BN-DESIGNS**  
 Architectural Design Services  
 blanca.sveinsson@bn-designs.co.uk  
 07833 089 376 / 01783 208899

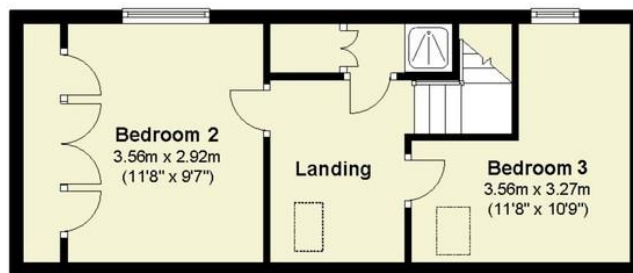
**PLANNING ISSUE**

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Ground Floor



First Floor



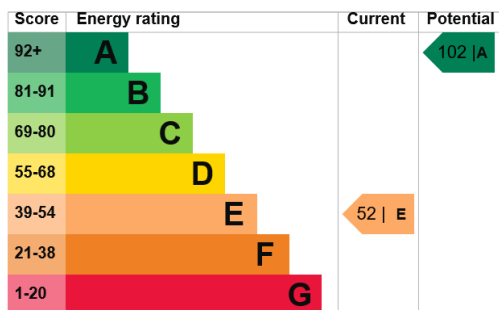
Approx. gross internal floor area 106 sqm (1150 sqft)

Not to scale, for guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

%epcGraph\_c\_1\_320%



### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

Our Ref: 20/01955/FUL  
Your Ref: New development: land to the ...

21 October 2020



Bianca Wetzel  
BN Designs  
North Grove  
Long Lane  
Fowlmere, Hertfordshire  
SG8 7TG

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

[www.scambs.gov.uk](http://www.scambs.gov.uk) | [www.cambridge.gov.uk](http://www.cambridge.gov.uk)

Dear Sir/Madam

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**  
**Application for Planning Permission**

Proposal:           Erection of detached dwelling with access, carport & parking with secure bicycle and garden store to the rear of the existing house

Site address:     58 Broad Lane Haslingfield CB23 1JF

Your client:       Mr & Mrs Dye

**Making changes to the approved plans**

In the event that you wish to change your proposal, please contact your case officer who will advise you on whether the change can be dealt with as a "non-material" or "material" amendment. In either case you will have to complete a form and provide fresh drawings.

**Important information regarding conditions**

If you have been granted Planning Permission / Listed Building Consent / Advertisement Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of planning decisions have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.



Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

### **How do I discharge the conditions**

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.greatercambridgeplanning.org>

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

### **Appeals against conditions**

You should also be aware that the applicant has the right to appeal against any conditions attached to this Notice, please see <https://www.gov.uk/planning-inspectorate> for details. If you are concerned about any condition you should contact the case officer in the first instance for advice.

### **We value your feedback**

We value your feedback and would like to know your views about the planning process you experienced, including the service you received from us. Your views are important to us and they will help us improve the experience we can offer you. The link below takes you to a survey which will take a couple of minutes to complete.  
<https://forms.scambs.gov.uk/PLANNINGFEEDBACKFORM/launch>

Yours faithfully



SJ Kelly  
Joint Director For Planning & Economic Development For  
Cambridge & South Cambridgeshire



**Notice of Planning Permission**  
Subject to conditions

Reference 20/01955/FUL  
Date of Decision 21 October 2020

Bianca Wetzi  
BN Designs  
North Grove  
Long Lane  
Fowlmere, Hertfordshire  
SG8 7TG

The Council hereby GRANTS Planning Permission for:

Erection of detached dwelling with access, carport & parking with secure bicycle and garden store to the rear of the existing house

at

58 Broad Lane Haslingfield CB23 1JF

In accordance with your application received on 3 April 2020 and the plans, drawings and documents which form part of the application subject to the conditions set out below.

**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 No development shall take place above ground level until samples of the external materials (for the cladding, brickwork and carport) to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.



(Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

- 4 Apart from any top hung vent, the proposed rooflights and dormer window, hereby permitted, shall be fitted with obscured glass (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
- 5 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).
- 7 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the adopted South Cambridgeshire Local Plan 2018).
- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the adopted South Cambridgeshire Local Plan 2018).
- 9 Notwithstanding the approved plans, two 2.0 x 2.0 metres visibility splays shall be provided within the curtilage of the application site. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary and not along the carriageway edge. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.  
(Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access).
- 10 Notwithstanding the approved plans, the access shall be a maximum width of 3.75m.

(Reason: In the interests of highway safety).

- 11 The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.  
(Reason: for the safe and effective operation of the highway).
- 12 The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.  
(Reason: in the interests of highway safety).
- 13 Any manoeuvring area shall be maintained so that it is free of any obstruction that would prevent a domestic vehicle from being able to manoeuvre with ease so it may enter and leave the property in a forward gear.  
(Reason: in the interests of highway safety).
- 14 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking should be within the curtilage of the site and not on street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.  
(Reason: in the interests of highway safety).
- 15 Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. This would need to include:
  - a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
  - b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; and
  - c) A site plan identifying indicative locations for sustainable drainage features.
  - d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.
  - e) Details of foul discharge location.  
(Reason - To ensure a satisfactory method of surface and foul water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/8 of the adopted South Cambridgeshire Local Plan 2018).
- 17 The dwelling hereby approved shall not be occupied until the dwelling has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.  
(Reason - To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the adopted South Cambridgeshire Local Plan 2018).

- 18 No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.  
(Reason - In accordance with policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B and C of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.  
(Reason - In order to ensure that development that would not otherwise require planning permission is not carried out with consequent potential harm to the character of the area, countryside and amenities of neighbouring residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)



- 1 Under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 permitted development rights were granted to the development of ground source or air source heat pumps for dwelling houses and flats. The MCS Planning Standards were developed to act as a resource for this and contains the requirements, including noise prediction methodologies, that ground source or air source heat pumps must comply with to be permitted development under the above Act. Development would not be permitted if it failed to comply with The MCS Planning Standards. It would be a reasonable step to require that any new ground source or air source heat pump complies with the MCS Planning Standards. This should ensure that internal and external noise levels are kept to a reasonable level at any nearby residential premises.
- 2 The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.
- 3 Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- 4 The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- 5 With regard to condition 9, the splays shown on drawing number 201926/02 Rev D are not acceptable to the Highway Authority as they have been shown within the highway rather than the curtilage of the site.

## Plans and drawings

This decision notice relates to the following drawings:

Reference/Document/Drawing Title	Date Received
Proposed Site Layout (Revision 201926/02 Rev E)	10.09.2020
Proposed Floor Plans (Revision 201926/03 Rev F)	27.08.2020
Proposed Elevations (Revision 201926/04 Rev E)	05.08.2020
SITE LOCATION PLAN	03.04.2020
PROPOSED CARPORT AND STORE ELEVATIONS (Revision 201926 05)	03.04.2020

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

### Authorisation

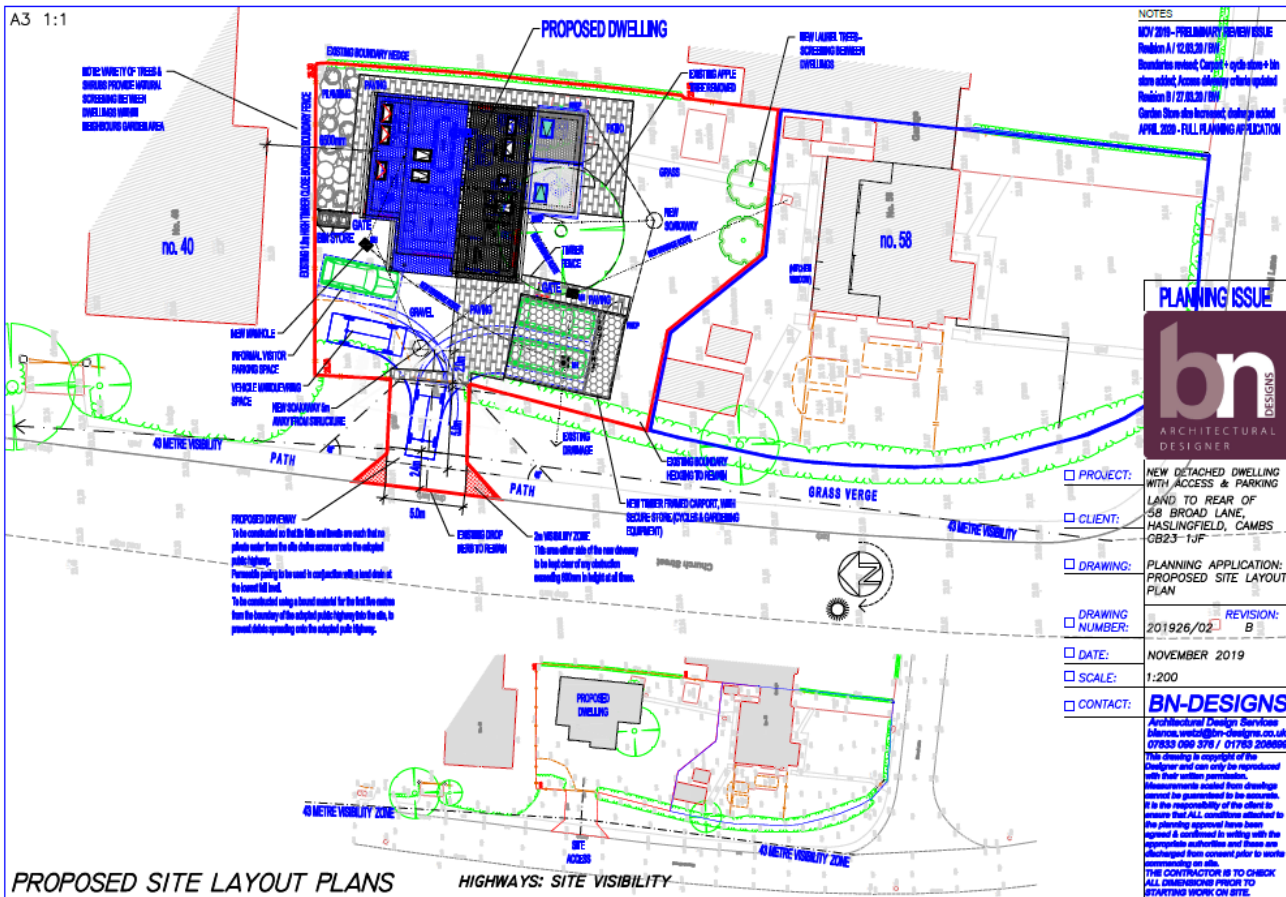
Authorised by:



SJ Kelly  
Joint Director For Planning & Economic Development For  
Cambridge & South Cambridgeshire

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Date the decision was made: 21 October 2020

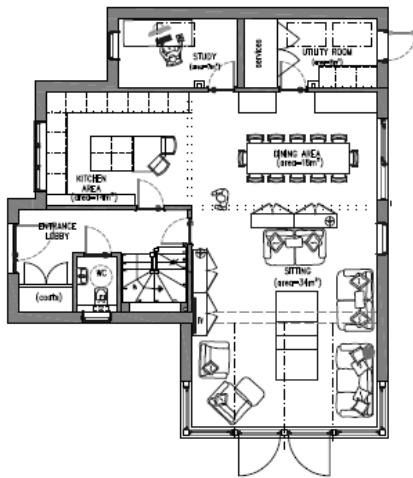




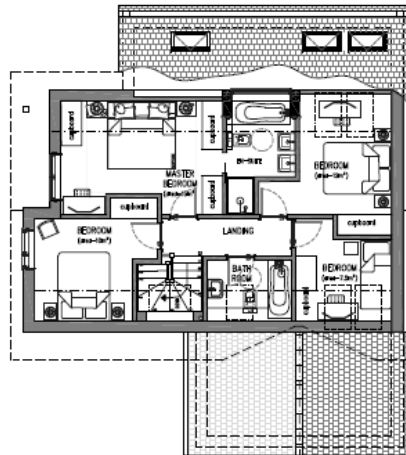
## NOTES

NOV 2019 - PRELIMINARY REVIEW ISSUE  
 Revision A / 12.03.20 / BN  
 Chimney removed; rooflight added  
 Revision B / 27.03.20 / BN  
 Minor amendments  
 Revision C / 28.07.20 / BN  
 Driveway layout amendments following planning consultation review  
 Revision D / 31.07.20 / BN  
 First floor layout amended; dormer added  
 Revision E / 02.08.20 / BN  
 Minor amendments following client review  
 APRIL 2020 - FULL PLANNING APPLICATION

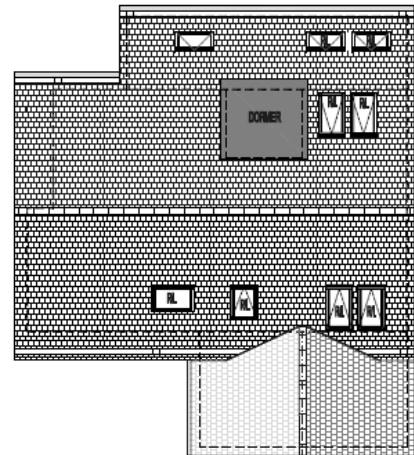
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



PROPOSED MATERIALS SCHEDULE:  
 WALLS - BRICK/CERAMIC BOARDING/RENDER  
 ROOF - SLATE; DORMER - SINGLE PLY MEMB.  
 DOORS/WINDOWS - PPC ALUMINIUM

1 0 1m 2m 3m 4m 5m  
 METRES 1:100



☐ PROJECT: NEW DETACHED DWELLING WITH ACCESS & PARKING LAND TO REAR OF 58 BROAD LANE, HASLINGFIELD, CAMBS CB23 1JF  
☐ CLIENT:  
☐ DRAWING: PLANNING APPLICATION: PROPOSED GROUND FL. 1st FLOOR & ROOF LAYOUT PLANS

☐ DRAWING NUMBER:  
☐ DATE:  
☐ SCALE:  
☐ CONTACT:

201926/03  
 NOVEMBER 2019  
 1:100  
**BN-DESIGNS**  
 Architectural Design Services  
 ben@bn-designs.co.uk  
 07833 099 376 / 01783 208899

## PLANNING ISSUE

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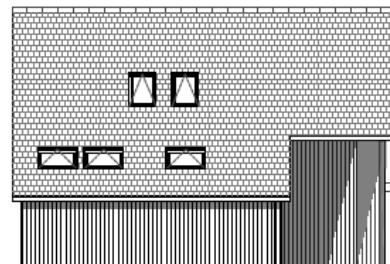
PROPOSED LAYOUT PLANS

## NOTES

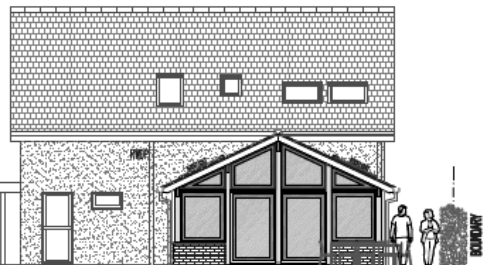
NOV 2019 - PRELIMINARY REVIEW ISSUE  
 Revision A / 12.03.20 / BN  
 Chimney removed from single storey elevation; rooflight added  
 Revision B / 27.03.20 / BN  
 Rooflights omitted & dormer added to single storey elevation  
 APRIL 2020 - FULL PLANNING APPLICATION



FRONT ELEVATION



SIDE ELEVATION - BOUNDARY WITH NO. 40 CHURCH ST.



SIDE ELEVATION - FACING NO. 58 BROAD LANE



REAR ELEVATION

1 0 1m 2m 3m 4m 5m  
 METRES 1:100

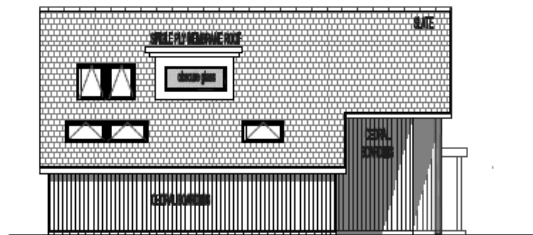
☐ PROJECT: NEW DETACHED DWELLING WITH ACCESS & PARKING  
☐ CLIENT: LAND TO REAR OF 58 BROAD LANE, HASLINGFIELD, CAMBS CB23 1JF  
☐ DRAWING: PLANNING APPLICATION: PROPOSED ELEVATIONS & STREET SCENE ELEV.  
☐ DRAWING NUMBER: 201926/04  
 REVISION: B

## PLANNING ISSUE





FRONT ELEVATION



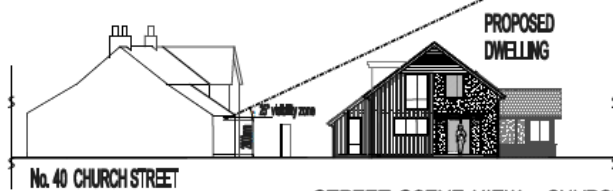
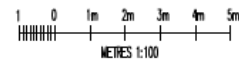
SIDE ELEVATION - BOUNDARY WITH NO. 40 CHURCH ST.



SIDE ELEVATION - FACING NO. 58 BROAD LANE



REAR ELEVATION



STREET SCENE VIEW - CHURCH STREET

PROPOSED MATERIALS SCHEDULE:  
WALLS - BRICK/CERIAL BOARDING/RENDER  
ROOF - SLATE; DORMER-SINGLE PLY WEAR.  
DOORS/WINDOWS - PPC ALUMINIUM

## PROPOSED LAYOUT PLANS &amp; STREET SCENE VIEW

## NOTES

NOV 2019 - PRELIMINARY REVIEW ISSUE  
Revision A / 12.05.20 / BW  
Chimney removed from single storey structure;  
skylight added  
Revision B / 27.05.20 / BW  
Rooflights omitted & doors added to single storey extension  
Revision C / 26.07.20 / BW  
Drawing layout amendments following planning consultation review  
Revision D / 01.07.20 / BW  
Elevations updated to layout changes  
Revision E / 02.08.20 / BW  
Minor amendments  
APRIL 2020 - FULL PLANNING APPLICATION

## PLANNING ISSUE



<input type="checkbox"/> PROJECT:	NEW DETACHED DWELLING WITH ACCESS & PARKING
<input type="checkbox"/> CLIENT:	LAND TO REAR OF 58 BROAD LANE, HASLINGFIELD, CAMBS CB23 1JF
<input type="checkbox"/> DRAWING:	PLANNING APPLICATION: PROPOSED ELEVATIONS & STREET SCENE ELEV.
<input type="checkbox"/> DRAWING NUMBER:	201926/04
<input type="checkbox"/> DATE:	NOVEMBER 2019
<input type="checkbox"/> SCALE:	1:100
<input type="checkbox"/> CONTACT:	BN-DESIGNS

REVISION: E

Architectural Design Services  
Tel: 01783 080 376 / 01783 208800  
Email: info@bn-designs.co.uk  
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Measurements scaled from drawings cannot be guaranteed to be accurate. It is the responsibility of the client to ensure that ALL conditions attached to the planning approval have been agreed & confirmed in writing with the appropriate authorities and these are discharged from consent prior to works commencing on site.  
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