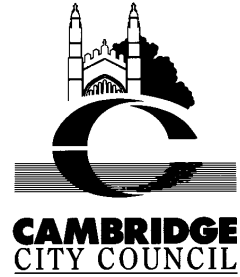


In case of enquiry contact Deborah Jeakins
Telephone 01223 457163 Fax 457109
Email: Debs.Jeakins@cambridge.gov.uk



Mrs Thi-Mynga Ha
86 Brooks Road
Cambridge
CB1 3HR

15th March 2012

Dear Mrs Thi-Mynga Ha,

Reference: Extension at 86 Brooks Road, Cambridge

On 14th March 2012 I visited 86 Brooks Road with Alison Twyford, the Senior Planning Enforcement Officer to explain the need for planning permission for the extensions that you have built at the rear of the property.

Our site visit confirmed the position of the original house before any extensions were added and that the extensions you have created need planning permission.

I had previously visited the address on 7th February 2012, written to you on 13th February 2012 and met with you on 29th February 2012 to explain why you need to apply for planning permission for the extension.

The reason you need planning permission is because the size of the extension is outside permitted development limits (it is too big) and because the materials used do not match the existing house (it is not brick).

You have been advised that although the work which you have undertaken requires planning permission, it is very unlikely that permission will be granted because you have used plaster board and wood as your building materials.

Therefore the three options available to you are:

Remove the extension

If you intend to remove the extension(s) that you have built you will need to build a wall to replace the wall (and window) which had formed the exterior of the house.

When you built the extension you removed the outer wall. Once an outer wall has been removed any replacement would be new and so you would need to apply for planning permission.

Apply for planning permission for what you have built

It is very unlikely that such an application would be approved.

Build an extension using brickwork which matches the original house

This will require an application for planning permission.

If you do wish to apply for planning permission I would strongly advise you to employ a planning agent to advise you on the materials which are likely to be acceptable and to assist you in preparing an application.

You may also wish to contact the Citizens Advice Bureau, their local office is at 66 Devonshire Road, Cambridge and their Adviceline telephone number is 0844 848 7979.

Please contact me within fourteen days to let me know which of the three options listed above you have chosen to pursue so that we can agree a suitable timescale.

Regards

Deborah Jeakins
Planning Enforcement Officer