

---

**MAIN CASE**

**Reference No:** 21/00231/FUL

**Proposal:** Single storey extension to side and rear of dwelling and swimming pool

**Site Address:** The Old Paddock 48B Great Lane Reach Cambridge CB25 0JF

**Applicant:** Mr & Mrs Fletcher

**Case Officer:** Emma Barral Planning Officer

**Parish:** Reach

**Ward:** Bottisham  
 Ward Councillor/s: Charlotte Cane  
 John Trapp

**Date Received:** 15 February 2021      **Expiry Date:** 9<sup>th</sup> June 2021  
**Report Number W13**

---

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to APPROVE subject to the recommended conditions below:
- 1 Approved Plans
  - 2 Time Limit
  - 3 Materials
  - 4 Tree Protection Measures
  - 5 Arboricultural Method Statement
  - 6 Surface Water

2.0 **SUMMARY OF APPLICATION**

2.1 The application submitted seeks planning permission for a single storey extension to side and rear of dwelling and swimming pool. The proposed extension would project 4 metres (13 feet) to the rear of the dwellinghouse with a total width of 25.5 (83 feet) metres to form a 'wrap-around' extension with a projection of 5 metres (16 feet) to the side of the dwellinghouse with a total height of 3.1 metres (10 feet). The proposed swimming pool sited to the front of the dwellinghouse would measure 6 (19 feet) metres by 4 metres (13 feet) with a depth of around 1 metre (3 feet). The proposed extension would include several doors and windows in the rear facing and side facing

elevations and the proposed materials of construction are all to match the existing dwellinghouse.

2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcamb.gov.uk/online-applications/>

2.3 The application has been called to Planning Committee by Councillor Cane for the following reason- "I should like this application to be called in to Planning Committee please if you are minded to recommend approval. I understand that it is likely to go to the June meeting of the Committee. The Parish Council is drafting a Neighbourhood Plan and this has highlighted the significance of the entrances into Reach, particularly this one - as it is where you enter Reach from the fens. And it is outside of the development envelope in ECDC's Local Plan. There are views from public rights of way across this entrance to Reach and this extension would add to the bulk of the building within these views. There are concerns about the proposed swimming pool and the possible impact on the waterway which runs past the site and into Reach Lode and thereafter into the National Trust Wicken Fen project. There are concerns about the impact on the neighbouring trees, with this proposed extension going so close to the route protection areas".

### 3.0 PLANNING HISTORY

16/01008/FUL	Demolition of derelict stable block and construction of a dwelling house	Approved	02.11.2016
17/02027/FUL	Proposed garage	Refused and allowed at Appeal	09.11.2018

### 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located to the west of Reach and is approximately 55m outside the established settlement boundary. The site has an existing access with Bartson Drove, and an application for the erection of a dwellinghouse was permitted by Planning Committee in November 2016. The site is bordered to the north-east and south-east by hedgerow and trees. The application site is occupied by a detached dwellinghouse and double garage approved under LPA Ref 17/02027/FUL which was allowed at appeal.

### 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

**Ward Councillors – 22<sup>nd</sup> April 2021-** Councillor Cane- "I should like this application to be called in to Planning Committee please if you are minded to recommend approval. I understand that it is likely to go to the June meeting of the Committee.

The Parish Council is drafting a Neighbourhood Plan and this has highlighted the significance of the entrances into Reach, particularly this one - as it is where you enter Reach from the fens. And it is outside of the development envelope in ECDC's Local Plan.

There are views from public rights of way across this entrance to Reach and this extension would add to the bulk of the building within these views.

There are concerns about the proposed swimming pool and the possible impact on the waterway which runs past the site and into Reach Lode and thereafter into the National Trust Wicken Fen project.

There are concerns about the impact on the neighbouring trees, with this proposed extension going so close to the route protection areas”.

**Reach Parish Council - 4 March 2021-** “Reach Parish Council objects to this application. Its reasoning is laid out in the attached pro forma.

Should you be minded to approve it, the Parish Council requests that the application is called in to Planning Committee”.

**The Ely Group Of Internal Drainage Board - 1 March 2021-** “There are no details within the application as to how surface water will be disposed of at this site. Therefore, the Board must OBJECT to this application until such a time as details of a suitable scheme for surface water disposal are received”.

**The Ely Group Of Internal Drainage Board – 19<sup>th</sup> March 2021-** “Need to make sure that the soakaway can cope/ has capacity for the additional water (possibly with ground testing). Should include a condition to prove the soakways will work”.

**ECDC Trees Team – 22<sup>nd</sup> April 2021-** “No tree related objections to the application but an Arboricultural Method Statement (AMS) including a tree protection plan(s) (TPP) this can be provided by condition”

5.2 A site notice was displayed near the site on 4 March 2021.

5.3 Neighbours – 7 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council’s website.

42 Great Lane- Supports the application.

48 Great Lane- No concerns with the application.

4 Chapel Lane- No concerns with the application.

48A Great Lane- Objection- “The proposed extension is in my view is far too close to the adjoining property and will cause significant loss of privacy to the owners of Waterhall. There would be a clear and large impact on the environment with the plan to construct and operate a swimming pool with the high risk of chemical damage to the drainage channels and banks surrounding this property. I wish to object to this

planning proposal to greatly increase the footprint of this building with a design that seems very unsuitable by increasing the impact on the local sensitive issues of being outside the development plan of 2015. Finally I have lived here since 2003 and have been very concerned by some of the issues of planning and building work that have taken place since the owners of 48B came and which has been in direct contravention and documented evidence of restrictions placed by Reach Parish Council and East Cambridgeshire District Council”.

46 Great Lane- No concerns with the application.

## 6.0 The Planning Policy Context

### *East Cambridgeshire Local Plan 2015*

ENV 2 Design  
ENV4 Climate Change  
ENV7 Ecology and Geology  
ENV8 Flood Risk  
COM 8 Parking provision  
HOU 8 Extensions in the countryside

### *Supplementary Planning Documents*

Design Guide  
Climate Change  
Natural Environments

### *National Planning Policy Framework 2019*

12 Achieving well-designed places  
14 Meeting the challenge of climate change, flooding and coastal change

## 7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are the impact it may have on the residential amenity of nearby occupiers and the impact it may have on the visual appearance and parking provision.

7.2 Officers have sought advice in relation to the Reach Neighbourhood Plan. Planning Policy Officers have stated on the 18<sup>th</sup> May 2021 that “The Reach Neighbourhood Plan is currently at an early stage of its preparation. I am expecting it to be published for its regulation 14 draft consultation within the next month or so. However, even then it’s policies will carry very limited weight due to it being at such an early stage of its preparation. The Design Guide was commissioned by Reach Parish Council to inform the preparation of its neighbourhood plan. As it is an objective, independent assessment of Reach’s local characteristics, it could reasonably be considered as material evidence when determining planning proposals”.

7.3 Visual Amenity

- 7.4 The site is located outside the established development framework of Reach, approximately 55 metres from the settlement boundary and the closest residential dwellings. The intervening land between the edge of the settlement boundary and the site is in residential use as garden land, the majority of which is screened by a mature hedge. The application site is occupied by the constructed detached dwellinghouse and double garage approved under LPA Ref 17/02027/FUL which was allowed at appeal. The garage is sited between the building line and the public highway.
- 7.5 LPA Ref 20/00494/VAR related to an application to remove condition 14 of previously approved 16/01008/FUL for the demolition of derelict stable block and construction of a dwellinghouse. Condition 14 states as follows:
- “Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.
- Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015”.
- 7.6 Officers considered that the removal of Condition 14 would therefore result in an adverse effect on the character and appearance and landscape on the sensitive fen edge. The existing condition appended to LPA Ref 16/01008/FUL allowed all applications for extensions and structures to be considered by the Local Planning Authority and allows scrutiny with an opportunity to consider any future application for development. Without the planning condition the Local Planning Authority would have limited control over further development. Therefore, in the spirit of the original planning permission under LPA Ref 16/01008/FUL, and in order to ensure that the Local Planning Authority retains control over the site and to avoid a plethora of residential paraphernalia dominating the landscape, the condition should not be removed. The application was therefore recommended for refusal by Officers however, the Inspector varied the condition on the 14<sup>th</sup> January 2021 to be more specific in relation to which permitted development rights were removed. The Inspector therefore concluded that “for these reasons the objective of the condition is reasonable and necessary to maintain planning control to safeguard the character and appearance of the area in accordance with Policy ENV2 of the local plan. However, the condition in dispute is imprecise and the appeal is allowed to substitute a more precisely worded alternative”. The Inspector therefore included the following condition-
- “Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), no development permitted by Class A, B, C, D or E of Part 1 or Class A of Part 2 of Schedule 2 of the 2015 Order (as amended) shall be carried out or made to the dwelling or within its curtilage without the grant of a further planning permission by the local planning authority”.
- 7.7 The current proposed single storey side and rear extension would be modest in size and scale and would form a subservient addition to the dwellinghouse. The proposed single storey side and rear element are retained to the rear of the dwelling and would

not be overly visible from the public highway of Great Lane and are not considered to result in harm to the character and appearance of the dwellinghouse, street scene or surrounding area given the acceptable size, scale and location proposed built form.

- 7.8 The proposed materials of construction as indicated in the submitted planning applications forms would be acceptable on balance and would match the existing dwellinghouse to ensure this assimilates with the character and appearance of the existing dwellinghouse. In addition, the proposed swimming pool, while located to the front of the dwellinghouse, is modest in scale and is low lying meaning that it would not result in harm to visual amenity. It would not result in harm to the openness and rural character of the land to the south of the application dwellinghouse in this edge of settlement location. While any substantial outbuildings or development proposals forward of the proposed dwellinghouse would not be acceptable, the proposals put forward are modest and are not considered to result in harm visual amenity at this edge of settlement location.
- 7.9 The proposal therefore complies with Policy ENV2 of the Local Plan 2015 by being designed to a high quality and by utilising sympathetic materials to ensure that the proposed extensions and swimming pool remain sympathetic to the character and appearance of the surrounding area.
- 7.10 Residential Amenity
- 7.11 Policy ENV2 of the East Cambridgeshire Local Plan requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. It is considered that the proposed single storey rear/side extensions and swimming pool to the front of the dwellinghouse would not result in any harm to neighbouring amenity in terms of overbearing nature, loss of privacy, loss of light or similar given the distances retained and the modest size and scale of the extension. The closest neighbouring dwellinghouse to the north-east is over 50 metres (164 feet) away and therefore no harmful overlooking or loss of privacy would occur. It is therefore considered that the location and scale of the proposed extension and swimming pool would not create any significantly detrimental effects on the residential amenity of nearby occupiers and therefore complies with Policy ENV2.
- 7.12 Parking Provision
- 7.13 Local Plan policy COM8 states that a dwelling should have parking provision for two motor vehicles on the site. The proposal would not affect the car parking arrangements on site and two spaces would remain available within the site.
- 7.14 Trees
- 7.15 Policy ENV7 of the East Cambridgeshire Local Plan 2015 sets out that all development proposals will be required to protect the biodiversity value of land and buildings and minimise harm to or loss of environmental features, such as trees. The applicant has submitted a Tree Survey Report given the extent of trees in the application site to the rear of the dwellinghouse. The Trees Officer has read these documents and has commented “No tree related objections to the application but an

Arboricultural Method Statement (AMS) including a tree protection plan(s) (TPP) this can be provided by condition". The requested conditions are therefore appended.

7.16 As the application is a householder application, the requirements of the Natural Environments SPD are not applicable in this case.

7.17 Climate Change

7.18 East Cambridgeshire District Council (ECDC) declared a Climate Emergency at its Full Council meeting on 17 October 2019. ECDC has joined over 200 Councils around the UK in declaring such an emergency. In declaring a Climate Emergency, the Council committed to producing an Environment Plan, which it subsequently did so (adopted June 2020). One action within that Plan was to prepare a Climate Change Supplementary Planning Document (SPD). The SPD has become a material consideration for the purpose of determining planning applications. The agent was invited to address the Climate change SPD that requests applicants may wish to look at minimising demand through design and maximising energy efficiency. The agent was informed of the requirements in the SPD, however no further details have been provided at the time of determination, which weighs against the proposed development but would not result in the application being refused on this basis alone. The proposed development therefore complies with the Climate Change SPD in respect of renewable energy and sustainability.

7.19 Drainage

7.20 Comments have been received from the Internal Drainage Board and they have commented that "There are no details within the application as to how surface water will be disposed of at this site. Therefore, the Board must OBJECT to this application until such a time as details of a suitable scheme for surface water disposal are received". Following this the Agent has confirmed that surface water will be taken to a soakaway as per the existing house. On discussion with the Internal Drainage Board, they have commented that they need to be sure that the existing soakaway has capacity. They were happy for a condition to be included to secure these details. The Agent has also submitted further details in relation to the operation of the domestic swimming pool as follows-

7.21 "To maintain the water quality of the pool the chlorine level should be maintained between 1.0 and 3.0 parts per million (ppm). Any higher and it will run the risk of red eyes and swimmers itch. It is anticipated the water will never be changed, especially if the above chlorine levels are maintained. In the unlikely event that the water quality becomes so poor it would be apparent that the chlorine level has fallen well below the required parameters and be virtually non-existent. If the water is to be removed for maintenance or repair it will be necessary to lower the chlorine level by adding an appropriate quantity of ammonia. Under test, when the chlorine level is noted as below 1 PPM the water will be pumped via the rainwater soakaway crates. The original rainwater calculation was based upon a roof area of 160m<sup>2</sup> and a rainfall of 75mm per hour.  $(75 \times 160) / 3600$  gives a guide rate of 3.33 litres per second. The drain will be at no more than this rate and not at the same time as it is raining. For guidance the potable water provided by water board has been tested at the kitchen tap at a chlorine level of 1 parts per million. The drainage of the pool will be at a chlorine level no higher than that".

7.22 The drainage of the swimming pool can be dealt with as a condition as requested by the Internal Drainage Board. Therefore, the proposal complies with ENV8 of the Local Plan 2015.

7.23 Conclusion

7.24 The proposal is considered to comply with the relevant policies shown above and it is concluded that the proposed development will not have a detrimental impact on residential amenity for nearby occupiers or on the visual amenity of the nearby area.

## 8.0 APPENDICES

8.1 Appendix 1 – Recommended Conditions

---

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/00231/FUL	Emma Barral Room No. 011 The Grange Ely	Emma Barral Planning Officer 01353 665555 emma.barral@eastcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>



## APPENDIX 1 - 21/00231/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
Tree Survey		30th March 2021
L(PL)BD_02		15th February 2021
L(PL)BD_03		15th February 2021
L(PL)BD_EX01		15th February 2021
L(PL)BD_EX02		15th February 2021
L(PL)BD_L01		15th February 2021
L(PL)BD_L02		15th February 2021
L(PL)B.01	A	26th March 2021
L(PL)BD.05		26th March 2021

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces of the development shall be either:
  - a. As detailed on the application forms.
  - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

All works shall be carried out in accordance with the approved details.

- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 4 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 5 No development shall take place until a detailed Arboricultural Method Statement (AMS) compliant with BS 5837:2012 Trees in relation to design, demolition and construction has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.
- 5 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 6 No development shall take place until a scheme to dispose of surface water (including draining of the swimming pool) has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to completion of the works.
- 6 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.