



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

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Mr & Mrs T Garner
C/O Ely Design Group
Fao: Mr John Norman
3 Short Road
Stretham
Ely
Cambs
CB6 3LS

This matter is being dealt with by:

Julie Barrow

Telephone: 01353 616307
E-mail: julie.barrow@eastcambs.gov.uk
My Ref: 15/01071/OUT
Your ref

11th November 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF OUTLINE PLANNING PERMISSION

The Council hereby **refuses** the following:

Proposal: Proposed Detached Chalet Bungalow
Location: Land Rear Of 90 West Fen Road Ely Cambridgeshire CB6 3AA
Applicant: Mr & Mrs T Garner

The Council hereby refuses outline planning permission for the application reference **15/01071/OUT** registered 10th September 2015.

REASONS FOR REFUSAL

- 1 The proposal to erect a one-and-a-half storey dwelling on this site would, when taken in conjunction with the modern dwelling to the north of the site and the built form of the host dwelling, appear cramped and contrived. The proposed dwelling would have a poor relationship with the existing dwellings to either side and in general with the built form along the length of Mayfield Close. The reduction in the height of the conservatory attached to the side of the host dwelling cannot be controlled by this application and the hedge that currently partially screens the conservatory could be removed at any time. The size of the plot is well below the guideline set out in the East Cambridgeshire Design Guide SPD and is out of keeping with the general character and appearance of the area. The proposal therefore fails to comply with policy ENV2 of the East Cambridgeshire Local Plan 2015, which requires proposals to make efficient use of land whilst respecting the density and character of the surrounding area and ensure that the location, layout, scale, form and massing of buildings relates sympathetically to the surrounding area.

S. Wheat

Planning Manager

Dated: 11th November 2015