
MAIN CASE

Reference No: 15/01450/FUL

Proposal: Erection of bungalow

Site Address: Land Adjacent 2B Moor Road Fordham Ely Cambridgeshire CB7 5LX

Applicant: Mr & Mrs Ian Bridgeman

Case Officer: Julie Barrow, Senior Planning Officer

Parish: Fordham

Ward: Fordham Villages
Ward Councillor/s: Councillor Joshua Schumann
Councillor Julia Huffer

Date Received: 4 December 2015 **Expiry Date:** 10 February 2016
[Q184]

1.0 RECOMMENDATION

1.1 Members are requested to APPROVE this application subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

1. Approved plans
2. Time limit
3. Materials
4. Contamination
5. Unexpected contamination
6. Location of any gates
7. No tree removal
8. Landscaping scheme
9. Submission of Arboricultural Impact Assessment
10. Surface water drainage
11. Energy and water efficiency measures
12. Permitted development rights restriction

2.0 SUMMARY OF APPLICATION

2.1 The application seeks consent for the construction of a single storey dwelling on land adjacent to 2B Moor Road, Fordham. The proposed dwelling is of a similar style and design to No. 2B and will be located in the north-western corner of the

site, with access via a newly created entrance off Moor Road. The proposal incorporates landscaping into the scheme. The applicant proposes to relocate a high voltage power line that crosses over the location of the proposed dwelling.

2.2 The proposed 'T-shaped' dwelling will occupy a maximum footprint of approximately 21.75 metres by 22 metres, with a maximum ridge height of 5.7 metres and an eaves height of 2.4 metres. The applicants propose to incorporate renewable energy features into the scheme in the form of solar panels and rain water harvesting. An amended plan has been received during the course of the application, revising the access arrangements. Access will now be via the existing access to 2B Moor Road.

2.3 The application has been made following the refusal of a similar application for the construction of the same dwelling in the north-eastern corner of the site. That application (15/01189/FUL) was refused by the Planning Committee on 2 December 2015 for the following reason:

The proposed dwelling is located outside of the village framework and will lead to significant and demonstrable harm to the character of the countryside and appearance of the streetscene; through the encroachment and loss of the rural character of this part of the street. The harm is further increased as it does not comply with the Village Vision for Fordham and it could lead to further erosion between the urban settlement and the countryside. The benefits of providing a single dwelling do not outweigh the identified harm in this location. The proposal, therefore, does not comply with policies GROWTH 2, GROWTH 5, ENV1 and ENV2 of the East Cambridgeshire Local Plan April 2015 and the National Planning Policy Framework, which seek to ensure proposals protect the settlement edge and sympathetically relate to the surrounding area.

2.4 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.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.5 The application has been called to Planning Committee by Cllr Julia Huffer for the reason set out at 5.1 below.

3.0 PLANNING HISTORY

3.1

05/00080/OUT	Erection of 1 ½ storey dwelling.	Refused Dismissed at appeal	21.03.2005
10/00086/CLE	Continued use as residential garden for 2b Moor Road.	Approved	04.03.2010
10/00869/FUL	Detached dwelling	Refused	10.12.2010

12/00725/OUT	Construction of dwelling and garage	Refused	11.10.2012
14/01086/OUT	Erection of single storey 'passive house' and associated equestrian facilities	Withdrawn	25.11.2014
15/01050/FUL	Erection of 'passive house' and associated landscaping	Withdrawn	24.09.2015
15/01189/FUL	Erection of bungalow and associated landscaping	Refused	09.12.2015

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located outside of the established development framework of Fordham, in an area of countryside. The site is currently in use as paddock and grazing land, with the north-west corner of the site subject to a lawful development certificate for use as garden land. There is an existing access off Moor Road. The boundaries of the site are marked by post and rail fencing. The site adjoins the rear boundaries of dwellings on Carter Street and Grove Park with open countryside to the north and east.

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.

Cllr Julia Huffer – Please arrange for this application to be called into Committee. The reasons haven't changed since the last application in November and the strength of local feeling about this application is increasingly vocal and the opposition is strong, the feeling in the village is that this could be the thin edge of the wedge and that if this application is granted then it will open the floodgates for all applications that sit close to the village envelope.

Fordham Parish Council - This site and the adjoining site have a history over 10 years of refusals and dismissed appeals. This is the third application for this particular piece of land.

The first application was made by the original owner of the land which was refused by the District Council and subsequently at appeal by the Secretary of State. The appeal was dismissed NOT only on the grounds that it was outside the development envelope but that it was within open countryside. And in order to protect the quality and character of the countryside the Local Planning Authorities are required to strictly control new housing in rural areas.

The application made by the new owners Mr & Mrs Bridgeman was considered in November and subsequently refused by the District Council at its Committee meeting on the 2nd December.

Latest application: The re-siting of the proposed dwelling is still outside the development envelope. This is a greenfield site and encroaches into the open countryside. The revised access is on a dangerous blind bend and it will not be able to achieve the required visibility splays from the North East. The re-siting of the proposed dwelling is not a basis to grant permission and the same reasons for the recent refusal still apply to this application.

The Parish Council are aware of many large sites being offered for development within the village which will more than satisfy the 5 year supply of land for housing in this village and so the argument that the District Council does not have sufficient supply of housing land for the next 5 years does not apply to this controversial site.

Fordham Parish Council trust that Planning Services will support the views of the Parish Council and many parishioners by refusing this application.

Local Highways Authority – After a review of the amended plans the Highways Authority has no objections to this application. The site benefits from an existing access with appropriate visibility splays and no police recorded accidents in the near vicinity. It is my opinion that the proposed single access for the existing and proposed dwellings is the best option in this location.

CCC Growth & Development - No comments received.

UK Power Networks – No comments received.

Trees Officer – The application has been discussed with the Trees Officer. There are concerns that an Arboricultural Impact Assessment has not been submitted in respect of the effect of the development on the Ash tree within the site.

Waste Strategy (ECDC) - East Cambs will not enter private property to collect waste or recycling. It will be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day. ECDC, as a Waste Collection Authority, is permitted to make a change for the provision of waste collection receptacles. This contribution is currently set at £43 per property.

5.2 Neighbours – 13 neighbouring properties were notified and the 2 responses received are summarised below. A full copy of the responses are available on the Council's website.

Response received from 15 Grove Park:

- Citing planning history
- Last application refused by Planning Committee in December 2015 with a majority of 8:2.
- Citing reason for refusal.
- Movement of dwelling within the site is just semantics. The site is still outside of the development envelope.
- Driveway would be on a blind bend.
- Applicants' persistence should not reverse any previous decision.

Response received from 3 Moor Road:

- It is an encroachment into the open countryside.
- Outside village envelope and not put forward when the village plan was discussed.
- It doesn't matter where the entrance is, it will still be putting traffic onto a very minor road, and a bad bend with poor visibility.
- Object to the application.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide

6.3 National Planning Policy Framework 2012

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 11 Conserving and enhancing the natural environment

7.0 PLANNING COMMENTS

The main issues to consider in the determination of this application are the principle of development; impacts of the proposal on visual amenity; biodiversity and ecology; and highway safety.

7.1 Principle of Development

- 7.1.1 The local planning authority is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all Local Planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

- 7.1.2 The benefits of this application are considered to be: the provision of an additional residential dwelling built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work.
- 7.1.3 The site is located outside the established development framework of Fordham, however, the site adjoins the settlement boundary in a number of places. The site is therefore considered to be well connected to the settlement, alongside a number of residential dwellings and within close proximity to the facilities and services on offer in the village.
- 7.1.4 The fact that the Council cannot currently demonstrate that it has an adequate five year supply of housing does not remove development envelopes. It does however restrict the application of policy GROWTH 2 within the Local Plan, which states that outside defined development envelopes, development will be strictly controlled and restricted to the main categories set out within the policy.
- 7.1.5 For the purposes of assessing the proposal in relation to the presumption in favour of sustainable development, the proximity of the site to the settlement boundary is considered to be sufficient to consider the site as being in a sustainable location.
- 7.1.6 It should be noted that all other local plan policies and relevant material considerations remain relevant and form part of the planning balance for this application.
- 7.2 Planning history
- 7.2.1 There have been a number of applications in connection with this site, or smaller parcels of land forming part of this site, in recent years. Applications for the construction of a dwelling were refused in 2005, 2010 and 2012 and all subsequently dismissed on appeal. On each occasion the proposal was found to be contrary to the policies in place at the relevant time to prevent development in the countryside. At the time of the previous applications the local planning authority was able to apply its adopted policies in relation to housing.
- 7.2.2 The most recent application, made in 2015, was determined by the Planning Committee and was refused for the reason set out at 2.3 above.
- 7.3 Visual amenity
- 7.3.1 Following the recent refusal of planning permission the applicants have submitted a further application, moving the proposed dwelling from the north-eastern corner of the site to the north-western corner of the site. The proposed dwelling now sits alongside the settlement boundary, on land forming part of the garden to 2B Moor Road.
- 7.3.2 The Design and Access Statement submitted with the application states that the position of the dwelling has been changed as a result of the comments made by the Planning Committee in December 2015 and that the development is now adjacent to 'the existing property' [2B Moor Road].

- 7.3.3 The applicants further state that by using the garden area between the existing house and the existing domestic outbuilding associated with the house, that this counteracts any comments that the proposal is in 'open countryside'. The applicants also point to the fact that the site is screened from Moor Road by a 3 metre hedge and existing trees. The domestic outbuilding and a mature Ash Tree also screen the site from Moor Road.
- 7.3.4 The applicants have again indicated that hedgerow and trees will be planted to the east and south-east of the proposed dwelling, with the aim of screening the development from the open countryside beyond.
- 7.3.5 The amended proposal still extends the built form on Moor Road into the countryside beyond the established settlement boundary and the development will therefore have an impact on the character of the area. However, the proposed dwelling will now be located much closer to the existing built form and on land which has the character and appearance of garden land rather than grazing land. The proposed dwelling will not extend into the countryside beyond the existing outbuilding belonging to 2B Moor Road and will be located behind a mature hedgerow.
- 7.3.6 The applicants now intend to utilise the vehicular access serving 2B Moor Road, reducing the need for an additional access. As with the previous application, the applicants intend to construct a single storey dwelling, limited in height to 5.7 metres and designed to complement the existing built form on Moor Road. The proposal can be subject to conditions relating to materials and the implementation of a comprehensive landscaping scheme and in order to prevent any further extension into the countryside, permitted development rights to alter and extend the dwelling can be removed. The application site itself is the same as the previous application, however, the location of the dwelling has changed and should consent be granted, a restriction can be placed on any structures or outbuildings being constructed on the remainder of the site in order to ensure that the area remains open and free of domestic paraphernalia.
- 7.3.7 Policy ENV1 of the Local Plan 2015 requires development proposals to protect, preserve and where possible enhance the settlement edge, space between settlements, and their wider landscape setting. In this case the proposed dwelling will be located outside of the development envelope as defined by the Local Plan. However, it will be located on established garden land on which there is already one domestic outbuilding and on which further outbuildings could be constructed in connection with 2B Moor Road. Although outside the development envelope the proposed dwelling would not therefore be seen as being beyond the settlement edge. On the basis that a sympathetically designed dwelling is being proposed in terms of scale and materials, it is considered that the proposal would not significantly and demonstrably harm the character and appearance of the area. The proposal is therefore considered by officers to comply with policies ENV1 and ENV2.
- 7.4 Residential Amenity

- 7.4.1 The proposed dwelling will be located approximately 15 metres from 2B Moor Road and forward of that dwelling. As the dwelling will be single storey it is considered that, at this separation distance, it will not appear overbearing, cause any significant loss of light or privacy. The applicants intend to construct a 1.8 metre close-boarded fence on the boundary with 2B in order to maintain privacy for the occupants of both dwellings.
- 7.4.2 The proposed dwelling will be located over 100 metres from dwellings in Grove Park and it will not therefore have an adverse effect on the amenity of those occupiers.
- 7.4.3 The proposal is considered to comply with policy ENV2 in relation to residential amenity.
- 7.5 Highway Safety
- 7.5.1 The applicant proposes to utilise an existing access onto Moor Road and the Local Highway Authority has confirmed that it has no objection to this. An amended plan has been received during the course of the application providing additional information in relation to the access. This has been approved by the LHA. There is sufficient room to manoeuvre within the site so that vehicles are leaving in forward gear. On this basis it is considered that the applicants can achieve safe and convenient access to the public highway in accordance with policy COM7 of the Local Plan.
- 7.5.2 There is sufficient space to the front of the dwelling to park several vehicles and a double garage is also proposed. The proposal is considered to comply with policy COM8, which requires at least two parking spaces per dwelling to be provided.
- 7.6 Biodiversity and ecology
- 7.6.1 The movement of the proposed dwelling within the site brings it closer to an Ash tree, which is located to the south of the existing outbuilding. The applicants have not submitted an Arboricultural Impact Assessment with the application and the Trees Officer is concerned that there is insufficient information available to fully assess the impact of the proposal on the tree. The applicants have stated a willingness to retain the tree and have been made aware of the need for an Impact Assessment to be carried out. The proposal may therefore pose a risk to the long term retention of the tree, which makes a positive contribution to the amenity of the area. A condition can be imposed requiring the submission of an Impact Assessment, however, it is preferable for such information to be submitted prior to the principle of development being established.
- 7.6.2 The applicants intend to plant additional trees and hedgerow to the east and south of the dwelling and the submission of a detailed planting and maintenance scheme can also be secured by condition.
- 7.6.3 The Council's mapping system indicates that there is a pond located in the south-west corner of the site. The applicant has however confirmed that this pond is no longer present and has provided photographic evidence of this. There is therefore no requirement for a newt survey to be carried out.

- 7.6.4 The applicants have indicated that bat and owl boxes will be fitted to an existing barn located on the western boundary. Together with the additional planting, the proposal is therefore viewed as an opportunity to enhance biodiversity on the site and the proposal is considered to comply with policy ENV7 of the Local Plan in this regard.
- 7.7 Other material matters
- 7.7.1 Policy ENV4 states that all proposals for new development should aim for reduced or zero carbon development. The applicants have incorporated a number of energy and water efficiency elements into the scheme including solar panels and rain water harvesting. The internal layout of the dwelling has also been designed to maximise the benefits of a south facing elevation. The proposal is therefore considered to be in compliance with policy ENV4.
- 7.7.2 The site is not located within a known flood risk area. The applicants will however be required to demonstrate that adequate surface drainage measures will be installed and a planning condition requiring a detailed drainage scheme to be submitted can be imposed.
- 7.7.3 Standing advice supplied by the Council's Environmental Health department for developments such as this states that the construction of residential dwellings are classed as vulnerable to the presence of contamination. It is recommended that a condition is imposed requiring a contaminated land assessment to be submitted and that any unexpected contamination discovered during the course of construction is reported to the Council. This is considered to be reasonable and it is recommended that these conditions are imposed.
- 7.8 Planning balance
- 7.8.1 The benefits of the proposal have been clearly set out in this report and comprise an additional dwelling to be added to the District's housing stock, together with the associated economic benefits from the construction process and continuing contribution to the local economy by further occupiers. These benefits attract significant weight in favour of the proposal in the planning balance. In addition, the proposal incorporates a number of energy and water efficiency measures which attracts weight in favour of the proposal. The proposal also provides an opportunity to enhance biodiversity on the site, which attracts some, albeit limited, weight in favour of the proposal.
- 7.8.2 The proposal will extend the built form on Moor Road, beyond the established development envelope of Fordham, however, the dwelling itself will be located on garden land belonging to 2B Moor Road on which an existing outbuilding associated with that dwelling is situated. The proposed dwelling will be located beyond an existing hedgerow and the applicants intend to carry out a comprehensive scheme of planting in order to assimilate the development into its surroundings. The proposal could pose a risk to the long term retention and health of the Ash tree on the site and potential adverse effect attracts some weight against the proposal.
- 7.8.3 The NPPF states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It

is considered that the movement of the proposed dwelling into the north-western corner of the site has reduced the extent to which the development will encroach into the countryside and it will be seen in the context of the settlement edge rather than the open countryside beyond. The restriction of permitted development rights will ensure that the local planning authority retains control over the site and that additional structures cannot be constructed without planning consent. Whilst the development poses a risk to the Ash tree it is considered that this potential adverse effect is outweighed by the benefits of the proposal. On balance therefore it is considered that the proposal would not cause significant and demonstrable harm to the countryside, such that it would outweigh the benefits of the proposal. The proposal does not raise any issues in relation to residential amenity and highway safety.

8.0 APPENDICES

1. Conditions
2. Decision notice 15/01189/FUL
3. Minutes of the Planning Committee 3 December 2012

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
15/01450/FUL	Julie Barrow	Julie Barrow
05/00080/OUT	Room No. 011	Senior Planning
10/00086/CLE	The Grange	Officer
10/00869/FUL	Ely	01353 616307
12/00725/OUT		julie.barrow@eastca
14/01086/OUT		mbs.gov.uk
15/01050/FUL		
15/01189/FUL		

National Planning Policy Framework -

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 - 15/01450/FUL Conditions

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

Plan Reference	Version No	Date Received
LOCATION		4th December 2015
BLOCK		4th December 2015
01 SEPTEMBER 2015		4th December 2015

- 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 No above ground construction shall take place on site until details of the materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development 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 an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health
property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
adjoining land;
groundwaters and surface waters; ecological systems;
archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details before any development takes place.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 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.

- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 6 Prior to first occupation any gate or gates to the vehicular access shall be set back a minimum of 6.m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 7 Except as detailed on the approved plans, no trees shall be /pruned or removed/felled and no shrubs or hedges shall be removed without the prior written approval of the Local Planning Authority.
- 7 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.
- 8 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development.
- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 No development shall take place until a detailed Arboricultural Impact Assessment (AIA) has been submitted and approved in writing by the Local Planning Authority. The (AIA) shall provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed.

The AIA shall identify areas to be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels. All works shall be carried out in accordance with the agreed AIA.

- 9 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.
- 10 No development shall take place until a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation
- 10 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.
- 11 Prior to first occupation of the dwelling hereby permitted the energy and water efficiency measures shown on the approved plans shall be installed and fully operational.
- 11 Reason: The application has been assessed as acceptable and complying with policy ENV4 of the East Cambridgeshire Local Plan 2015 on this basis.
- 12 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.
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.