
MAIN CASE

Reference No: 16/00726/FUL

Proposal: Construction of two detached houses and garages.

Site Address: Land Adjacent 59 Ditton Green Woodditton Newmarket
Suffolk CB8 9SQ

Applicant: Mr B Reeve

Case Officer: Lesley Westcott Planning Officer

Parish: Woodditton

Ward: Dullingham Villages

Ward Councillor/s: Councillor Chris Morris

Date Received: 24 May 2016 **Expiry Date:** 5 September 2016

[R73]

1.0 **RECOMMENDATION**

1.1 Members are requested to Approve the application, subject to the following conditions below:

- Approved plans
- Time Limit – FUL/FUM/LBC
- Surface water drainage
- Potential Contamination
- Unexpected Contaminated Land
- Materials
- Access surfacing
- No gates
- Biodiversity enhancements
- Access visibility
- No surface water run off onto highway
- No obstruction to access
- Construction hours
- Landscape scheme
- Tree Protection plan
- No lopping, topping and felling of tree(s) on the site
- Archaeology
- Boundary treatment
- Retention of front boundary wall

- First floor side windows obscure glazed

2.0 SUMMARY OF APPLICATION

- 2.1 The proposal is for two 2 storey detached houses, incorporating accommodation in the roof, the erection of a detached single garage with each dwelling and the construction of a vehicular access for each dwelling off Ditton Green. The scheme incorporates additional parking and turning in front of each proposed dwelling. The proposed development seeks to retain the flint and brick wall along the front boundary of the site, apart from the openings to be formed for the proposed vehicular accesses. A mature Maple tree in the northwest corner of the site is also shown to be retained.
- 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.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.3 The application has been called into committee by Councillor Chris Morris in order that the concerns of the Woodditton Parish Council could be fully considered by committee.

3.0 PLANNING HISTORY

88/001218/OUT	Outline planning for 4 dwellings	Refused
Appeal Dismissed 2 October 1989		
89/01253/OUT	Outline for 2 dwellings	Refused
Appeal Dismissed 20 September 1990		
88/00069/OUT	Outline residential development Including conversion of barn (Application incorporates the current planning Application site)	Refused

4.0 THE SITE AND ITS ENVIRONMENT

The site is located to the south of Ditton Green, outside, but adjacent to the development envelope of Woodditton. The site is located adjacent to residential dwellings, with fields to the rear. The site is located within a 2000 metre buffer zone

of a SSSI and is currently occupied by chickens with a number of chicken sheds/coupees. There is a mature tree in the north-west corner of the site and trees along the rear boundary of the site. There is a low flint wall which is approximately 1 metre in height along the front boundary of the site with a higher chicken wire fence approximately 2 metres high immediately behind. There are a combination of trees, chicken wire fencing and fences along the other boundaries.

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.

CCC Growth & Development - No Comments Received

Local Highways Authority – No objections subject to standard access, no gate, surface water drainage, visibility and access surfacing conditions being attached to any approval.

Environmental Health – No objection subject to the standard contamination conditions and restricted hours of construction and deliveries conditions being attached to any approval.

Waste Strategy (ECDC) – No objection subject to standard waste informative

Parish Council – Object on the grounds that the land is outside the Development Envelope. The site is used for keeping poultry, and for community events such as fetes, fireworks and street parties. The site is the only public open space. Inadequate garage space, traffic congestion near 2 sharp bends, excessively high roof lines and pressure on water and sewerage.

Ward Councillors – Councillor Chris Morris confirms that he wishes the application to be considered at Committee for the grounds raised by the Parish Council.

Strategic Planning – Discussions held with the Strategic Planning Manager who confirmed that recommendations for Local Open Spaces had to be in by March 2016. The sites put forward will be considered and sites recommended will be confirmed in November 2016 when further sites and comments can be made. Such formal allocations will have the same status as 'Green Belt' and the sites should have public access and are generally existing public open spaces. Therefore given that this site does not have public access it is unlikely that it would fulfill the criteria for a Local Open Space.

Parks and Open Space - No Comments Received

Senior Trees Officer - No objections. The plans show a mature tree to be retained at the front of plot 1. The short tree survey statement (received 4th July 2016) does not provide sufficient exact detail of how the tree will be protected during any approved development in accordance with BS 5837:2012 as we would require. The statement also refers to the possible need to crown lift the tree and we will need to know if this work is to take place and the detailed specification for the pruning work. This

information should be provided before the application is determined please. If the application is to be approved, there should be no storage or mixing of materials for construction works should take place in the root protection areas of the trees on site, including those mentioned along the rear boundary.

County Archaeology – No objections subject to standard programme of archaeological work condition.

Neighbours – 14 neighbouring properties were notified and the 21 responses received are summarised below. A full copy of the responses are available on the Council's website.

- Highway safety close to blind bend
- Outside the development envelope
- Only green space in the village
- Used for firework displays and fetes
- On street parking by visitors will cause highway safety
- Chicken paddock for years
- Retention of flint wall – listed
- Height of dwellings, 1.3 metres higher than the adjacent Jays (the old post office)
- Blocking light
- Loss of privacy
- Impact of tree on proposed dwelling
- Out of character
- Trees at bottom of garden home to wildlife including owls
- Set precedent for further development
- Loss of public amenity
- Foul water drainage
- Parking and turning
- Houses too large, overbearing
- Drainage problems
- Previous refusals on the site
- Possible Local Open Space
- Ponds within 100 and 300 metres of the site, home to Great crested newts
- Well close to the site
- Owls

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
COM 7	Transport impact
COM 8	Parking provision

ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest

6.2 Supplementary Planning Documents

Design Guide
Developer Contributions

6.3 National Planning Policy Framework 2012

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design

7.0 PLANNING COMMENTS

7.1 Principle of Development

The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Local Plan relating to the supply of housing should not be considered up-to-date. In light of this, applications for housing development, such as this one, should be considered in the context of the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF).

The benefit of this development is therefore the contribution it would make in terms of the erection of two new dwellings, the economic benefits of construction and the additional population to support local businesses.

The key considerations in determining this application are therefore; whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development, as set out above, when assessed against the policies in the NPPF taken as a whole and against the policies within the Local Plan which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted. The main considerations in the determination of this planning application are highways, impact on the character of the area, ecology/ trees, residential amenity open space, surface water drainage, archaeology and contamination.

The site is located outside, but adjacent to the development envelope of Woodditton which is considered to be a sustainable location for this scale of development. It is considered that the erection of 2 no. dwellings is acceptable, provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations are satisfied. The proposed development is acceptable in-principle, subject to satisfying all the material planning considerations.

7.2 Open Space

With regards to the loss of open space, although the site has been used for fetes and firework displays, the site does not have public access and is not a formal allocated public open space. There have been 3 planning applications relating to the application site. An outline planning application 88/01218/OUT was refused for 4 detached dwellings and appeal dismissed on 2 October 1989 on grounds that the site was not an open site and that the gap formed an important visual contribution to the attractive rural character of this part of Ditton Green and views of the trees along the rear boundary; the proposed development would cause material harm to the character of this part of Ditton Green. Outline planning application 88/01253/OUT for 2 dwellings was refused and an appeal was dismissed on 20 September 1990 on the grounds that the site made a significant contribution to the attractive appearance of the High Street allowing views of the mature trees with the open countryside beyond and such a development would intrude into valuable open space contrary to Structure Plan policy. Outline planning application 88/00069/OUT for residential development and barn conversion related to a larger site which incorporated the current application site, the application was refused on the following grounds: contrary to Structure Plan policy (which only allowed for infill development); would adversely affect a Listed Building; represented overdevelopment and would be out of keeping with the village character.

While it is recognised that the site contributes to the character of the village and it is located outside the development envelope for Ditton Green. There have been material changes to policy since 1989 and there is no longer a Structure Plan. The site is not located within a conservation area, it is not an allocated formal public open space and there is no 5 year housing land supply and the application has to be considered in respect of the NPPF. It is considered that the proposed low density development for 2 dwellings would not cause demonstrable harm and would be in keeping with the character of the area. It is considered that given the size of the plots and the proposed dwellings, that following development there will still be views through the site to the landscape beyond.

With respect of the Local Open Spaces, sites have been put forward as part of the Local Plan Review. The sites put forward will be considered and sites recommended will be confirmed in November 2016 when further sites can also be put forward. Such formal allocations of Local Open Spaces will have the same status as 'Green Belt'. The sites put forward as part of the Local Plan Review have been predominately existing public open spaces. On the basis of the advice of the Strategic Planning Manager, given the site has no public access, it is unlikely that the site would be considered as an appropriate Local Open Space.

7.3 Impact on the Character of the Area

It is considered that the proposed development would not have a detrimental impact on the character and appearance of the area. It is considered that the design, scale, appearance and orientation of the proposed dwellings and garages are in keeping with the character and appearance of the area and the village of Woodditton. The proposed development is adjacent to residential dwellings to the east and the west. The proposed scheme is for 2 no. two storey dwellings incorporating accommodation in the roof. The proposed dwellings have steep pitched roofs and will be taller than 'The Jays' 67 Ditton Green (an old cottage) and

59 Ditton Green (a bungalow). However it is considered that while the dwellings will be 1.4 metres higher than 'The Jays' which directly abuts the highway, this will be acceptable in terms of the visual impact on the street scene. As the proposed dwellings will be set back into the site by 10 metres and there will be a distance 15 metres between the proposed dwelling on Plot 1 and 'The Jays' and a distance of 19 metres between the proposed dwelling on Plot 2 and 59 Ditton Green. It is considered that the proposed detached garages set back behind the rear building line of the proposed dwellings are acceptable in terms of design, appearance and scale. Amendments were sort in respect of the proposed front doors, changing them from Georgian style to a more cottage style door, but no amendments have been received. While this would have been more in keeping with the style of the proposed dwellings, it would not be a justifiable reason for refusal.

The majority of the existing low front boundary flint and brick wall is to be retained, with 2 no. openings to be created to form the proposed vehicular accesses to the site. The existing tree at the front of the site is to be retained and it is also considered important that the trees at the rear of the site are retained. Conditions requiring a landscape scheme and maintenance scheme, tree protection plan and no lopping, topping and felling will be attached to any approval, together with a condition retaining the front boundary wall. This will help ensure the proposed development is integrated in the street scene and landscape. A condition will also be attached to any approval requiring boundary treatment details for the other boundaries of the site.

On balance the design, scale, appearance and orientation of the proposed dwellings and detached garages are considered to be in keeping with the character of this part of Woodditton, thus subject to acceptable materials. It is considered that the proposed development accords with Policy ENV1, ENV2 and ENV12 of the East Cambridgeshire Local Plan 2015

7.4 Residential Amenity

Policy ENV2 requires consideration of the impact of a proposed development on residential amenity of neighbouring properties. It is considered that there would be an acceptable relationship between the proposed development and the neighbouring residential dwellings in terms of overlooking. The proposed dwellings incorporate first floor dormers in the front and rear elevations and first floor windows in the east and west side elevations (a bathroom window and velux roof light to a bedroom respectively). To protect residential amenity a standard condition would be attached to any approval requiring these side windows to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor level of the room in which the windows are installed.

It is considered that there will be an acceptable relationship with the proposed dwellings and garages, and the neighbouring dwellings Nos 59 and 'The Jays' Ditton Green and Nos 1 to 6 West End back onto and overlook the site. The distances between the proposed and neighbouring dwelling accord with the standards set out in the Design SPD and will not cause issues of inappropriate overlooking, loss of privacy and overbearing impact. In addition the proposed dwellings will also be screened from No.59 Ditton Green by the existing conifer(s) along the boundary of this property adjacent the application site, however it should

be noted this screening could be removed in the future. It is therefore considered that the proposed development accords with Policy ENV2 of the East Cambridgeshire Local Plan 2015 in respect of residential amenity.

7.5 Highways

It is considered that the layout scheme accords with highway standards and Policies COM7 and COM8 of the East Cambridgeshire Local Plan. The County Highways Engineer raises no objection to the proposed development located near a bend in the road. The proposed scheme will provide adequate accesses, off street parking for a minimum of 2 no. cars per dwelling, turning and manoeuvring area for both proposed dwellings. In accordance with the Highway Engineer and to ensure highway and pedestrian safety standard access, no gate, surface water drainage and visibility conditions will be attached to any approval.

7.6 Ecology

The Ecology statement submitted indicates that the habitats on the site are of moderate to low ecological value and there is no evidence of protected species within the site. In respect of the issue of owls and great crested newts on the site, the information submitted indicates that there is no evidence of such protected species within the site. In respect of Great Crested Newts, there is a well near the site and there are neighbouring ponds approximately 100 and 300 metres from the site and there are chickens on the site which are likely to eat any newts. However an informative would be attached to any approval advising that such species are protected by the Wildlife and Countryside Act 1984. To enhance the biodiversity of the site, a standard biodiversity enhancement scheme condition will be attached to any approval, such a scheme may include the provision of bird and bat boxes.

Although the site is located approximately 500 metres from the SSSI to the north east of the site, it is separated by fields, roads and existing dwellings and thus it is not considered that the proposed development would have a detrimental impact on the SSSI that would justify a reason for refusal.

With regards to trees within the site, the Tree Officer raises no objection in principle however requested a proper tree report in addition to the submitted tree statement, which the planning agent is unwilling to submit. Following further discussions with the Tree Officer it would be appropriate to attach conditions requiring a landscaping scheme, tree protection measures and no lopping topping and felling of the trees within the site. Such conditions will be attached to any approval. It is considered that the proposed development accords with Policy ENV7 of the East Cambridgeshire Local Plan 2015.

7.7 Surface Water Drainage

To ensure that there is adequate surface drainage a standard surface water drainage condition will be attached to any approval. It is considered that subject to an appropriate surface water drainage scheme the proposed development will accord with Policy ENV8 of the East Cambridgeshire Local Plan 2015.

7.8 Archaeology and Contamination

In accordance with the recommendations of the County Archaeologist and Environmental Health, standard programme of archaeological work and contamination conditions will be attached to an approval. It is considered that the scheme accords with Policy ENV14 of the East Cambridgeshire Local Plan 2015.

7.9 Planning Balance

The proposal provides for 2 additional dwellings contributing to the Council's housing provision, construction would provide some short term economic benefits and there is no harm to highway safety, character of the area, open space, biodiversity or residential amenity.

8.0 APPENDICES

APPENDIX 1 - Recommended conditions

APPENDIX 2

Appeal Decision T/AAP/V0510/A/89/121059/P5 and E/1218/88/0

Appeal Decision T/AAP/V0510/A/90/148118/P8 and E/1253/89/0

APPENDIX 1

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

Plan Reference	Version No	Date Received
10		24th May 2016
7		24th May 2016
16		24th May 2016
11	A	24th May 2016
12 GROUND		24th May 2016
13 FIRST		24th May 2016
14		24th May 2016
15 GARAGES		24th May 2016
17		24th May 2016

- 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 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.
- 3 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.

- 4 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.
- 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.
- 5 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 shall be implemented prior to the occupation of the dwelling.
- 5 Reason: To prevent the 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.
- 6 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 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.
- 6 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.
- 7 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.

- 7 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 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.
- 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 begin until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological work shall be carried out in accordance with the approved details.
- 9 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 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.
- 10 Prior to the occupation of the proposed dwelling(s) details of the proposed boundary treatment along the east, west and south elevation and boundary between the 2 no. plots of the site shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 The front flint and brick boundary wall shall be retained in accordance with layout drawing No.17.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 The times of construction and deliveries to the site during the construction phase shall be limited to the following hours:

08:00 -18:00 each day Monday - Friday
08:00 -13:00 on Saturdays and
None on Sundays or Bank Holidays.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015

- 13 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 13 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 14 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.
- 14 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.
- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 16 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 16 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 17 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 17 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 18 Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification
- 18 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 19 Two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwelling. 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 along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

- 19 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 20 The access shall be provided as shown on the approved drawings and retained free of obstruction.
- 20 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 21 The first floor windows to the west and east elevations shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor level of the room in which the windows are installed.
- 21 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/00726/FUL	Lesley Westcott Room No. 011 The Grange Ely	Lesley Westcott Planning Officer 01353 665555 lesley.westcott@ea stcambs.gov.uk

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>