

## **MAIN CASE**

Proposal: Construction of 1no. five bedroom, two storey detached dwelling, garage and associated works and extensions and modifications to the existing dwelling.

Location: 19 Main Street Little Thetford Ely CB6 3HA

Applicant: Mr & Mrs. Noton

Agent: PlanSurv Ltd

Reference No: 14/00158/FUL

Case Officer: Ed Fosker

Parish: Little Thetford  
Ward: Little Thetford  
Ward Councillor/s: Councillor Bill Hunt  
Councillor Charles Roberts

Date Received: 7 March 2014      Expiry Date: 2 May 2014

**[P67]**

## **1.0 EXECUTIVE SUMMARY**

- 1.1 This application seeks full planning permission to erect a detached three bed two-storey dwelling with associated parking and garage in the rear garden of 19 Main Street and to extend and modify the existing dwelling.
- 1.2 The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Core Strategy 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).
- 1.3 This application for 1 residential dwelling, would go some way to address the five year housing supply shortfall, which the Planning Inspector has advised amounts to 320 dwellings. The benefit of this development is therefore the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses.
- 1.4 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 Core Strategy 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.

- 1.5 The introduction of a dwelling, garage and associated hard landscaping as detailed within the drawings would not adversely impact on the character of the area which is typified by a mix of two-storey and 'chalet bungalow' style dwellings.
- 1.6 It is considered that given the size, scale orientation and positioning of the proposed dwelling and garage, location of the windows and distances of separation there would be no adverse impact on the residential amenity currently enjoyed by the neighbouring dwellings.
- 1.7 This application is therefore recommended for APPROVAL.
- 1.8 This application has been called-in to Committee by Councillor – Bill Hunt

**A Site visit has been arranged for 12:25, prior to the Planning Committee meeting.**

## **2.0 THE APPLICATION**

Full planning permission is being sought to erect detached a three bed two-storey dwelling with associated parking and garage in the rear garden of 19 Main Street and extend and modify the existing dwelling.

- 2.1 The proposed dwelling
  - 9.1m in width, 7.6m in depth with a pitched back to front roof to a maximum height of 7.7m at the ridge sloping to 4.6m at the eaves;
  - Single storey rear element 6.7m in depth, 4.8m in width with a ridge height of 3.8m sloping to 2.4m at the eaves;
  - Single storey side element to the western side 5.2m in width 7.6m in depth with a pitched back to front roof 5.8m high at the ridge sloping to 2.7m at the eaves;
  - Modest single storey 'lean too' 2.7m in width, 5m in depth, 3.8m high sloping to 2.5m at the eaves located to the western side of the dwelling;
  - Total over all width of 17m.
- 2.2 The proposed double garage
  - 3.9m in width 6m in depth with a maximum ridge height of 4m sloping to 2.4m at the eaves;
  - Hard surfaced parking and turning area located to the front of the garage and the access driveway runs along the south eastern side of the site;
  - Large amount of private amenity space is located to the rear of the proposed dwelling.
- 2.3 Extensions to No. 19 Main Street
  - Two-storey rear extension measures 3m in depth, 6m in width with a maximum height of 6m at the ridge sloping to 4m at the eaves;
  - First floor rear extension measures 2.6m in depth, 4m in width with a maximum height of 5.2m (from the ground) sloping to 4m at the eaves;

- Single storey side extension measures 3m in depth, 2m in width with a maximum height of 3.6m sloping to 2.4m at the eaves;
- It is proposed that the extensions will be constructed of brickwork and roof tiles to match the existing dwelling.

### **3.0 THE APPLICANT'S CASE**

- 3.1 The Applicant's case is set out in the Design and Access Statement, which 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, on the application file.

### **4.0 THE SITE AND ITS ENVIRONMENT**

- 4.1 The site is currently occupied by No. 19, which is a modest two-storey detached dwelling. The property itself is located at the front of the plot, the access is at the south eastern side of the frontage and there is a small existing outbuilding in a poor state of repair located to the eastern side of the site. There is a 1.8m high wooden fence running along the south eastern boundary of the site, a 1m high wall running along the north western side of the site; and a 1m wooden fence running along the north eastern boundary (rear). The rear garden is extremely large (160m plus in length).
- 4.2 The property to the eastern side (No. 21) is set back some 35m from the frontage and is a large two storey detached dwelling with a large single storey element to the rear. The property to the western side (No. 17) is set back some 10m from the frontage and is a detached chalet bungalow which has been extended to the rear. The area is predominantly residential in nature and the site is located within the settlement boundary for Little Thetford. Nos. 21 Main Street, 23a Main Street and No. 1 Chapel Close are set back from the road almost in line with where the proposed dwelling would be situated.

### **5.0 PLANNING HISTORY**

- 5.1 None

### **6.0 REPLIES TO CONSULTATIONS**

#### **6.1 Comments on Original Plans**

#### **6.2 Neighbours**

Occupiers of Nos. 15, 17, 21, 23A, 26 Main Street raise concerns with regard to:

- National Planning Policy Framework: Proposal that causes harm to the local area should not be granted
- local authority should not grant permission for development of rear gardens
- Development at 23a was granted consent for the conversion of an existing outbuilding, not a new build, so does not set a precedent

- Overlooking into properties 15, 17 and 19 itself
- Parking arrangements inadequate – occupants of 19 Main Street would need to reverse out onto the road
- NPPF paragraph 61 states that development should integrate with its surrounding, this does not integrate with number 19 or adjoining properties
- Proposal is too large for plot – 5 bed dwelling does not integrate with existing developments
- House is too big and out of scale with the surroundings
- Over bearing
- Objections supported by Cllr Hunt and Roberts
- Request to see proposed floor levels drawing to offer any comments and possible effects on their house. Establish that development does not elevate at the rear
- Proposed chimney a fire and smoke hazard to rear bedroom window and out of character with surroundings
- Overlooking, loss of light and loss of privacy
- As a back land development a single storey dwelling should be allowed only
- Suggest that new dwelling should sit more closely in line with front of no. 21
- Back land applications for no. 11 and 13 will follow shortly pending this outcome
- Proposed dwelling outside notional build line and within an area limited to single storey construction
- Will consider withdrawing objections if main issued (above) are addressed
- Proposed amendments: Development moved forwards, designed should be mirrored, no windows overlook on their side, dwelling revised to a 1 ½ storey
- Ongoing access problem with parking
- Would cause problems for large vehicles, including emergency services

## 6.2 Highways

The proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the conditions laid out at the end of the report.

## 6.3 Environmental Health

Under section 14 of this application the applicant has indicated 'yes' in the 'proposed use that would be particularly vulnerable to the presence of contamination' box. This is correct; however I cannot see that an appropriate contamination assessment has been submitted. I therefore advise contaminated land conditions 1 and 4 to be attached to any planning permission granted.

## 6.4 Drainage board

No objection

## 6.5 Natural England

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified, we therefore advise your authority that this SSSI does not represent a constraint in determining this application.

## 6.6 Little Thetford Parish Council

- Neighbours have raised concerns about excessive size, mass and density of the development and accuracy of plans submitted
- Concerns raised about setting a precedent for the development of the other back gardens in the areas as existing extensions are single storey
- Council endorses views of immediate neighbours

## 7.0 Comments on amended plans:

### 7.1 Cllr Bill Hunt:

- A site visit should be carried out to observe the amount the ground level “drops away”.
- Negotiated agreement with neighbours is preferred over a yes/no decision the committee would produce
- Window in eastern lounge wall should be moved to the north elevation
- Enough time should be given for Parish Council to consider and express its views
- Window on eastern study wall will cause loss of amenity for No 21 due to overlooking- window should be reduced in height and glass opaque
- Concerns over road/pavement safety- congestion and dangerous
- Development is overbearing
- Loss of amenity to immediate area

### 7.2 Occupier of No. 21 Main Street raises concerns with regard to:

- Concerns over ground floor study window overlooking ground floor dining room and back door – window should be moved to rear elevation of the study
- Small sitting room window removed and re-instated at the rear of the sitting room
- Rear sitting room would need to step down from the main house

### 7.3 Little Thetford Parish Council

Amendments to original plans address previously expressed objections to the development, and is now recommending approval

## **8.0 Comments on additional drawing showing site levels**

### **8.1 Occupier of Nos. 17 & 21 Main Street raise concerns over:**

- Existing level at front of the site shown between the garage parking area, rather than more accurately, at the front of the sloping site of the proposed dwelling.
- What has been offered for approval is hardly sufficient to demonstrate satisfactory site levels of which to tie a approval upon, or offer a recorded maximum floor level height assurance to myself or the other concerned residents.
- Rear extension will elevate the floor of the rear extension by at least 560 mm i.e. 22 inches above the existing ground levels at the back
- The rear extension should be stepped down 300mm which would then help to keep the new window in the sitting room at a more reasonable height, also help to keep the extension at the rear down to a more reasonable level
- Would like to accurately establish what the maximum existing ground level at the front building line of the proposed house is
- The block plans are incorrect
- Back land development would set precedent for further developments in surrounding area
- Implications for local biodiversity
- Proximity of developments to local footpaths and open land
- Single storey development would be more acceptable
- Parking will be an issue

### **8.2 Cllr Bill Hunt:**

- Two storey development out of keeping with rest of the area
- Negative impact on residential amenity of neighbours
- Proposed developments are too large and overpowering
- Congestion from cars – no turning areas and inadequate parking

## **9.0 THE PLANNING POLICY CONTEXT**

### **9.1 East Cambridgeshire Core Strategy 2009**

|     |                                    |
|-----|------------------------------------|
| CS1 | Spatial Strategy                   |
| CS2 | Housing                            |
| EN1 | Landscape and settlement character |
| EN2 | Design                             |
| S6  | Transport impact                   |
| S7  | Parking provision                  |

### **9.2 East Cambridgeshire Local Plan (Feb 13) ENV1 - Green infrastructure**

ENV2 - Landscape Conservation  
COM7 - Transport impact  
COM8 - Parking provision  
GROW2 - Locational strategy

### 9.3 Supplementary Planning Documents

Design Guide

## 10.0 **CENTRAL GOVERNMENT POLICY**

### 10.1 National Planning Policy Framework 2012

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

## 11.0 **PLANNING COMMENTS**

11.1 The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Core Strategy 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).

11.2 This application for 1 residential dwelling, would go some way to address the five year housing supply shortfall, which the Planning Inspector has advised amounts to 320 dwellings. The benefit of this development is therefore the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses.

11.3 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 Core Strategy 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.

### 11.4 **Principle**

The application site is located within the settlement boundary of Little Thetford, and therefore residential development on this site is considered to be acceptable in principle subject to the impact upon the character and appearance of the surrounding area and upon residential amenity.

### 11.5 **Impact on surrounding area**

Looking at the site and the existing dwellings, the proposal would sit almost in line with 21 Main Street, 23a Main Street and 1 Chapel Close. 21 Main Street is only a single dwelling, however, it is set back from the road almost in line with where the proposed dwelling would be situated. 23a Main Street has been constructed to the rear of 23 Main Street and although forming part of a more comprehensive development 1 Chapel Close is also situated to the rear of the Little Thetford Baptist Church.

Therefore, in principle it would appear that looking at the site contextually the proposal would not be at odds with the existing spatial layout.

- 11.6 The dwelling is of relatively traditional design that is commonly found in this area of Little Thetford. The current access off Main Street which serves No. 19 is to be utilized. This part of the street scene is characterised by two-storey and chalet bungalow style dwellings, therefore the introduction of a two-storey dwelling of traditional design with single storey elements will be consistent with the existing vernacular. The dwelling is proposed to be set back 40m from Main Street frontage and 29m from the rear of No. 19.
- 11.7 In terms of its design the proposed dwelling is simple and balanced with the front entrance door which is covered by a small pitched roofed open fronted porch located centrally, the windows to the first floor and ground floor to this elevation are in vertical alignment with small pitched roofs over the first floor windows. With regard to its height the proposed dwelling will have a maximum ridge height of 7.7m. This ridge height is consistent with the existing height of dwellings along Main Street, thereby not resulting in a discordant feature within the street scene.
- 11.8 The proposed double garage is located to the front of the proposed dwelling with the gable end facing the front of the property, parking/turning area to the front and the access driveway running along the south eastern side of the site, clad in timber boarding with brickwork plinth and concrete roof tiles, due to its positioning will be screened by the existing dwelling (No. 19) to the front of the site.
- 11.9 Two-storey rear extension to No. 19 Main Street  
The two-storey extension to No. 19 Main Street will be sited to the rear side of the dwelling with the ridge tying into the rear roof face at a lower level it will not be visible from the front of the property allowing the extension as a whole to appear subservient to the original dwelling and not out of character with the existing street scene.
- 11.9.1 The external materials of the dwelling, garage and proposed extension to No. 19 Main Street will be secured by way of planning condition. This will ensure that they assimilate within the existing street scene.

## **12.0 Residential amenity**

- 12.1 The scheme which was originally submitted has been amended to take into consideration any adverse impact on the neighbouring dwellings and also to attempt to overcome concerns of neighbouring residents. These amendments have included:
- Moving the dwelling 2m forward on the site (towards No. 19)
  - Reducing the rear wing from two-storey to single storey with the introduction of a window, two roof lights (to the side facing No. 21) and moving it 1m further away from the boundary of No. 21
  - Moving the chimney to the rear wing from the side to the rear elevation
  - 5m of the property have been reduced from two-storey to single storey on the side with bounds the rear garden of No. 17



- The height of the single storey 'lean too' element adjacent the boundary has been reduced by 0.5m at its highest point where it joins the side gable of the dwelling
- The two storey rear extension to No. 19 Main Street has been reduced by 3m in depth to the south eastern end, the gable has been replaced by a sloping roof and a flat roofed dormer which splits the eaves has been introduced.

- 12.2 The dwelling will be located 5m away from the boundary with No. 21 to the eastern side (8m from the property itself) with a height of 7.7m at the ridge sloping to 4.6m at the eaves, the dwelling will extend 4m further back than No. 21 at two-storey height and a further 6.7m at single storey with an eaves height of 2.4m (at a distance of 6m from the boundary), the only windows to this elevation are located at ground floor level and serve the study and sitting room (secondary window), the roof lights to the single storey rear are located in the roof face at high level.
- 12.3 The dwelling is located 1m from the boundary of No. 17 to the western side (17.5m from the boundary itself) where the single storey 'lean too' element has an eaves height of 2.5m. There is only one window to this flank which is located at ground floor level and serves the utility room, the ground floor windows to the single storey rear element which face towards No. 17 are located 12m away from the boundary. The windows to the rear elevation at first floor level serve two bed rooms and a bathroom (with the bathroom window being obscure glazed) this would not lead to anymore overlooking over and above that which currently exists in the surrounding area. No. 19 to the southern side (The original property) is separated by the proposed garage and is some 28m away from the proposed dwelling.
- 12.4 The proposed double garage is located to the front of the dwelling, 15m away from the boundary of the neighbouring property to the eastern side (No. 21) with an eaves height of 2.4m and 1m away from the property to the western side (No. 17) with an eaves height of 2.4m and 20m away from the property to the southern side (No. 19).
- 12.5 Additional Plans were received from the agent illustrating the spot levels taken during the survey. The site slopes downwards as you move away from Main Street and the levels on the plan show a proposed finished floor level to the new dwelling of 200mm above the existing ground surface to allow for the necessary damp proof course.
- 12.6 In cases where a site is level the introduction of windows at ground floor level would not lead to any overlooking or loss of privacy when taking into consideration that the Town and Country General Permitted Development Order Schedule 2 (Development within the curtilage of a dwellinghouse), Part 2, class A, allows for the provision of boundary walls or fences to a height of 2m. In this instance the site slopes downwards as you move away from Main Street and the levels on the plan show a finished floor level of 200mm above the existing ground level, therefore condition 15 has been attached to ensure no loss of residential amenity currently enjoyed ensues by reason of overlooking.
- 12.7 Given the size, scale orientation and positioning of the proposed dwelling and garage, location of the windows and distances of separation of the properties it is considered that there would be no adverse impact on the residential amenity currently enjoyed by the neighbouring dwellings by reason of overlooking or overbearing impact.

12.8 It is considered that more than sufficient space is retained within the site to serve as private amenity space for the future occupiers of the proposed dwelling. The plot size and provision of private amenity space well exceeds the minimum sizes set out in the Design Guide SPD, being set at 300m<sup>2</sup> for the plot and 50m<sup>2</sup> for private amenity space.

12.9 Two-storey rear extension to No. 19 Main Street

Given the fact that the proposed extension to 19 Main Street is located to the rear of the property with a distance of separation of some 13m to the boundary of the dwelling to the eastern side (No. 21) and a distance of 3m to the boundary of the property to the western side (No.17) with no windows to either flank wall at first floor level it is not considered to result in demonstrable loss of residential amenity to any neighbouring dwellings. No. 19 Main Street still retains well over 50m<sup>2</sup> of useable garden space to the rear of the property; this complies with the minimum garden sizes specified in the Design Guide SPD.

13.0 Highway Safety

13.1 The Highways Authority stated that the proposed parking arrangements, which provide for at least two off street parking spaces, along with the additional vehicles associated with this development should have no significant impact on the public highway.

14.0 Other issues

14.1 Site visits have been carried out by Principal Development Management Officer Sue Wheatley on the 4<sup>th</sup> of April 2014 and Planning Officer Ed Fosker on the 2<sup>nd</sup> May 2014.

14.2 When amendments were made to the scheme or additional drawings received more than the Local Authorities prescribed timescale was allowed to ensure that all neighbours and consultees had adequate time to comment.

14.3 Each application is judged purely on its own merits and would not set any kind of precedent.

14.4 Natural England raised no objections to the proposed scheme with regard to any implications for local biodiversity. After following the standing advice flow chart and 'tree' it was concluded that there would be no adverse impact on local biodiversity.

15.0 Conclusion

15.1 It is considered that the proposal, to erect a new dwelling on this site with all the amendments that have been made would result in a development that would sit comfortably in the existing street scene and would not adversely impact on the residential amenity currently enjoyed by any of the neighbouring properties. The proposal would comply with the East Cambridgeshire Core Strategy 2009, the East Cambridgeshire Local Plan (Feb 13), the adopted Design Guide and the National Planning Policy Framework.

- 15.2 There are no adverse impacts that would significantly and demonstrably outweigh the benefits of the development, the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses when assessed against the policies in the NPPF.

**16.0 RECOMMENDATION:** Approve; subject to the following conditions:

- 1 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. All development shall be carried out in accordance with the approved details.
- 2 Reason: To ensure the use of detailing appropriate to the building's location in a Conservation Area, in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009.
- 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 EN8 of the East Cambridgeshire Core Strategy 2009.

- 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 EN8 of the East Cambridgeshire Core Strategy 2009.
- 5 No unbound material shall be used in the surface finish of the driveway within 6m of the highway boundary of the site.
- 5 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 6 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 access.
- 6 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 7 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, in consultation with the Highway Authority.
- 7 To prevent surface water discharging to the highway, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 8 The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.
- 8 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 9 The access shall be provided as shown on the approved drawings and retained free of obstruction.
- 9 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.

- 10 Prior to the commencement of the first use of the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
- 10 Reason: In the interests of highway safety and to ensure satisfactory access onto the site,  
in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 11 Two pedestrian visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwelling. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
- 11 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 12 The garage to the new dwelling hereby permitted shall be used in a manner that is incidental to the enjoyment of the residential use of the dwelling hereby approved and shall not be occupied as an independent unit of accommodation at any time.
- 12 Reason: The development is such that the Local Planning Authority would only be prepared to approve as a garage and not a separate dwellinghouse in its own right.
- 13 No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: driveway, parking and turning areas;. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 13 Reason: To assimilate the development into its surroundings, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009.
- 14 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation of the dwelling;. Development shall be carried out in accordance with the approved details
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 15 No development shall take place until there has been submitted to and approved in writing by the local planning authority a detailed plan indicating the existing and proposed site levels. The Development shall be carried out in accordance with the approved details.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

## **15.0 APPENDICES**

None.

| <b><u>Background Documents</u></b> | <b><u>Location(s)</u></b>                      | <b><u>Contact Officer(s)</u></b>  |
|------------------------------------|--|---|
| 14/00158/FUL                       | Ed Fosker<br>Room No. 011<br>The Grange<br>Ely | Ed Fosker<br>Planning Officer<br>01353 665555<br>ed.fosker@eastcambs.gov.uk |