

MAIN CASE

Reference No: 20/00483/FUL

Proposal: Construction of 2 bedroom, two storey detached dwelling and associated works (resubmission of withdrawn 20/00001/FUL)

Site Address: 16 Parsonage Lane Burwell Cambridge CB25 0EN

Applicant: Mr R & Mrs J Gardiner

Case Officer: Rachael Forbes Planning Officer

Parish: Burwell

Ward: Burwell
 Ward Councillor/s: David Brown
 Lavinia Edwards

Date Received: 22 April 2020 **Expiry Date:** 14th August 2020

[V50]

1.0 **RECOMMENDATION**

1.1 Members are recommended to **APPROVE** the 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 -FUL
- 3 Contamination Investigation
- 4 Reporting of unexpected contamination
- 5 Scheme of surface water drainage
- 6 Parking
- 7 Soft landscaping scheme
- 8 Boundary Treatments
- 9 Detailed design
- 10 Construction times - Standard hours
- 11 Permitted development - ext and outbldg
- 12 Permitted Dev - windows and openings
- 13 Biodiversity Improvements

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks planning permission for the construction of a two bedroom, two storey detached dwelling and associated works.
- 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 Planning Committee by Cllr Edwards due to concerns from residents.

3.0 PLANNING HISTORY

- 3.1
- | | | | |
|--------------|--|-----------|------------|
| 20/00001/FUL | Construction of 3 bedroom, two storey detached dwelling and associated works | Withdrawn | 14.02.2020 |
|--------------|--|-----------|------------|

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site is situated within the development envelope of Burwell. The site currently forms part of the garden of 16 Parsonage Lane. To the north of the site are residential dwellings at Parsonage Close, to the east is the host dwelling, to the south there are residential dwellings on the opposite side of Parsonage Lane and to the east is the neighbouring dwelling at 18 Parsonage Lane.

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.

Cadent Gas Ltd - 5 May 2020

BEFORE carrying out any work you must:

Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.

Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Cadent Gas Ltd - 6 May 2020

We do not object to the proposal in principle.

Local Highways Authority - 11 May 2020

The highways authority has no objections in principal to this application

Recommended Conditions

HW15A - Parking area as shown on the approved plans

Informatives

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) - 15 May 2020

East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).

Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, and 2003, as well as the Localism Act of 2011.

Ward Councillors - No Comments Received

Parish Council - 13 May 2020

Burwell Parish Council Objects

Burwell Parish Council support all neighbour concerns

Concern raised that properties/residents equally affected in Parsonage Close were not notified.

5.2 **Neighbours** – A site notice was erected on 13th May 2020. 5 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- No room for landscaping to the front of the site which does not have regard to local context.
- Concerns that Parsonage Lane Management Company and paying residents were not consulted.
- The proposals reduces light and results in overshadowing to the house and garden at 18 Parsonage Lane.
- The proposal will overlook number 18 Parsonage Lane and properties at Parsonage Close.
- The proposal will result in an increase in traffic to Parsonage Close.
- Extra on street parking on Parsonage Close will interfere with the turning circle.
- The creation of the access will result in the demolition of the Clunch wall.
- There could be issues accessing the fire hydrant on the roadside of the Clunch wall.
- Construction traffic on Parsonage Close.
- Access should be via Parsonage Lane.
- Original dwelling was proposed to be a three bed dwelling reducing to a two bed with study makes no difference to concerns raised.
- Overdevelopment of the site.
- Concerns that a gate may be added in future giving access to Parsonage Lane and increase parking on Parsonage Lane.
- Concerns around development on the tree in the garden of 16 Parsonage Lane.
- Concerns around building works being carried out while people are working from home.
- Proposed dwelling removes amenity space for the existing dwelling.

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
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

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

6.3 National Planning Policy Framework 2019

2 Achieving sustainable development

9 Promoting sustainable transport

12 Achieving well-designed places

14 Meeting the challenge of climate change, flooding and coastal change

15 Conserving and enhancing the natural environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

The main considerations in the determination of this application are the principle of development, visual amenity, residential amenity, highway safety and parking, ecology and trees, flood risk, contamination and any other matters.

7.1 Principle of Development

7.1.1 Policy GROWTH 2 of the East Cambridgeshire Local Plan, 2015 states that the majority of development will be focused on the market towns of Ely, Soham and Littleport but more limited development will take place in villages which have a defined development envelope. Within the defined development envelopes housing, employment and other development to meet local needs will normally be permitted – provided that there is no significant adverse impact on the character and appearance of the area and that all other material planning considerations are satisfied.

7.1.2 The site is located within the development envelope of Burwell and therefore the principle of development in this location would be considered acceptable subject to satisfying all other relevant material planning considerations.

7.1.3 This application is a re-submission of 20/0001/FUL. The original application was withdrawn following officer concerns that the scale of the dwelling resulted in a cramped development and that the proposal would result in an overbearing impact to the side windows of 16 Parsonage Lane. The proposal has now been reduced from a three bed dwelling to a two bed dwelling.

7.1.4 As per the Council's latest Five Year Land Supply Report, the Council can demonstrate a five-year supply of deliverable housing sites. As such, the housing

policies in the adopted East Cambridgeshire Local Plan 2015 are considered to be up-to-date.

7.2 Visual Amenity

- 7.2.1 Policy ENV 1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure that they provide a complementary relationship with the existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.
- 7.2.2 The proposal seeks a two bedroom, two storey detached dwelling situated within the existing garden of 16 Parsonage Lane. The proposed dwelling would be approximately 7.2 metres in width, 7.5 metres in length at its longest point and 7.2 metres in height. The dwelling has been designed to reflect the host dwelling and the materials proposed are gault brickwork, natural slates and softwood painted windows and doors. The rear of the dwelling would face Parsonage Lane with the principal elevation facing Parsonage Close. The height of the proposed dwelling is shown on the submitted street scene plans to be of a lower height than the immediately adjacent neighbouring dwellings.
- 7.2.3 The Design Guide SPD states that in most cases building plots should be approximately 300sqm, the proposed development should be no more than one third of the plot size and garden space should be a minimum of 50sqm. The plot in this case is 250sqm which does fall below the guidance set out in the Design Guide, however the proposed site plan shows that the footprint of the proposed dwelling is 27% of the site area and the garden area provides adequate garden space. There has been concern raised that the proposal represents overdevelopment of the site as due to a lack of space, the proposal cannot incorporate any soft landscaping to the front of the site as the space is taken up by parking spaces, bin and cycle storage and that this does not reflect local context as the dwellings at Parsonage Close have deeper front gardens with landscaping. However, it is considered that landscaping could be provided as there are two routes shown on the plan to the rear garden, one of which could be used for soft landscaping. The Design and Access Statement sets out that all existing trees and shrubs along the common boundaries will be retained where possible and that landscaping of the site could be secured by a planning condition.
- 7.2.4 It would be considered reasonable and necessary, given the plot size to restrict permitted development rights in respect of extensions and outbuildings to ensure that sufficient amenity space is retained.
- 7.2.5 The proposal is a two storey dwelling, designed to reflect the host dwelling. It is considered that although the plot size is smaller than that set out in the Design Guide SPD that sufficient amenity space has been provided and the built form does not exceed one third of the plot and a landscaping plan could be secured by condition. It is considered that the proposed dwelling would not result in significant visual harm to the character and appearance of the area and therefore is

considered to comply with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan, 2015.

7.3 Residential Amenity

- 7.3.1 Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.
- 7.3.2 The proposed dwelling has two immediately adjacent neighbours; number 18 Parsonage Lane to the west and number 16 Parsonage Lane to the east. When measuring the plans, the proposed dwelling would be approximately 5.5 metres from the neighbouring dwelling at number 18 Parsonage Lane. When measuring the plans, the land level is raised by approximately 1 metre; the street scene elevation plan shows that the proposed dwelling will not exceed the height of the adjacent dwellings.
- 7.3.3 Concern has been raised in relation to the proposed dwelling resulting in overshadowing and overlooking to the neighbouring dwellings, particularly 18 Parsonage Lane. In respect of overlooking, the first floor windows on the principal elevation are a bathroom and a landing. A landing is not a habitable room and would therefore result in a less significant overlooking impact and it is considered that it would not provide a direct view of the garden. The bathroom window would provide a direct view and it is considered reasonable and necessary to condition that this window is obscure glass and non-opening below 1.7 metres. It is also considered reasonable and necessary to impose a condition restricting additional windows without planning permission to prevent any potential overlooking impacts.
- 7.3.4 In respect of overshadowing, it is likely that the proposed dwelling will cause overshadowing to the side elevation of number 18 Parsonage Lane in the morning when the sun is in the east and to the garden area in the late morning/early afternoon. The side elevation of the dwelling has two windows and a door; it is believed the ground floor window is a secondary kitchen window and the first floor window is a landing and given this, it is considered that overshadowing to these windows would not be significant. It is noted that there is an existing boundary wall at 16 Parsonage Lane and trees which may already cause some overshadowing to the ground floor windows and the rear garden respectively. It is considered that the overshadowing to the garden area would be for short time in the late morning/early afternoon and would therefore not be considered significant enough to warrant refusal of the application.
- 7.3.5 In respect of the impact to the dwelling at number 16 Parsonage Lane, it is considered that the proposal may cause an overshadowing impact to the side windows on the ground floor, however, these are shown on the proposed site plan to be blocked in and as these are secondary windows, it is considered that blocking them in would not result in a significant impact to residential amenity.
- 7.3.6 Concern has been raised that the proposed dwelling removes all the private amenity space of the existing dwelling. While officers recognise that the private amenity space will be reduced, however, much of the existing amenity space is to

the side of the dwelling which is not considered to be particularly private; the wall to the rear is low enough to be looked over and it is likely that the garden can be seen from the dwellings across the road. The remaining amenity space would be a piece of garden to the front and an area to the rear and side which at the time of the site visit contained domestic paraphernalia which suggests that it is used. When measuring the plans the section across the rear of the dwelling is 44sqm and it is considered on the whole that this would be sufficient.

- 7.3.7 The proposal is not considered to result in a significant impact to the residential amenity of neighbouring dwellings or future occupiers and is therefore considered to comply with Policy ENV 2 of the East Cambridgeshire Local Plan, 2015.

7.4 Highway Safety and Parking

- 7.4.1 Policy COM 7 of the East Cambridgeshire Local Plan, 2015 states that development proposals shall provide a safe and convenient access to the highway network. The proposed dwelling would be accessed from Parsonage Close. There has been concern raised that the additional dwelling would result in an increase in traffic to the Close and that access should be via Parsonage Lane. Further concern was raised regarding that any on street parking could block the turning head and there could be issues accessing the fire hydrant on the roadside of the Clunch wall. There has also been concern raised regarding construction traffic.

- 7.4.2 The Local Highway Authority have been consulted as part of the proposal and have raised no objections and have requested a condition for the parking to be laid out as per the approved plan.

- 7.4.3 In respect of on street parking, Policy COM 8 of the East Cambridgeshire Local Plan, 2015 states that development proposals should provide adequate levels of car and cycle parking in accordance with the Council's parking standards which is two per dwelling, which has been provided. As sufficient parking has been provided the Local Planning Authority could not object to the proposal on the basis that it may result in extra on street traffic.

- 7.4.4 In respect of construction vehicles, it is not certain that the construction traffic will access the site from Parsonage Close. Furthermore, given the scale of the development and likely duration of the build, it would not be considered reasonable to condition a construction management plan.

- 7.4.5 The proposal is not considered to result in a significant impact to the highway and provides adequate parking provision. It is therefore considered that the proposal complies with Policies COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015.

7.5 Ecology

- 7.5.1 Policy ENV 7 of the East Cambridgeshire Local Plan, 2015 states that all applications for development that may affect biodiversity and geology interests must be accompanied by sufficient information to be determined by the Local Planning Authority, including an ecological report, to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be

required to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds. Policy ENV 1 states that development proposals should protect, conserve and where possible enhance the pattern of distinctive historic and traditional landscape features such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls and their function as ecological corridors for wildlife dispersal. Policy ENV 2 states that all development proposals will be expected to make efficient use of land while respecting the density, urban and village character, public spaces, landscape and biodiversity of the surrounding area.

- 7.5.2 No information has been submitted in respect of ecology, however, it is considered that given the location and use of the site that there would be low biodiversity potential. The Design and Access Statement states that all trees and shrubs on the common boundary would be retained, however, all development should seek to enhance biodiversity and therefore it is considered reasonable that along with a landscaping plan that a scheme of biodiversity enhancements should be secured by condition.
- 7.5.3 There has been concern raised around the impact of development on the tree to the front of the site at 16 Parsonage Lane. The tree is situated to the front of the existing dwelling. While it is considered that the tree has no protection and therefore could be removed without the consent of the Local Planning Authority, the tree is a prominent feature and it is therefore considered that it would be reasonable to impose a condition for tree protection to be submitted.
- 7.5.4 The proposal is therefore considered to comply with Policies EN2 and ENV 7 of the East Cambridgeshire Local Plan, 2015.

7.6 Flood Risk and Drainage

- 7.6.1 Policy ENV 8 states that all developments and re-developments should contribute to an overall flood risk reduction. The sequential and exception test will be strictly applied across the district and new development should normally be located in flood zone 1; the application site is situated in flood zone 1 and therefore is considered to be acceptable.
- 7.6.2 The application form states that surface water will be disposed of via soakaways. Foul water would be disposed of via the main sewers. Details of the soakaways have not been shown on the plan, it is therefore considered that it would be reasonable and necessary that a scheme for the provision of surface water drainage could be secured by condition.
- 7.6.3 The proposal is therefore considered to comply with policy ENV 8 of the East Cambridgeshire Local Plan, 2015.

7.7 Contamination

- 7.7.1 Policy ENV 9 states that all development should minimise and where possible reduce all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in air and water quality.
- 7.7.2 The use of the site as a residential garden is likely to result in a low risk potential for contamination of the site, however, as this is not certain, it would be considered reasonable to condition a contamination investigation.
- 7.7.3 It is therefore considered that the proposed development is acceptable in terms of the risks of land contamination in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.

7.8 Other Material Matters

- 7.8.1 Concerns have been raised that the Parsonage Lane Management Company and paying residents were not consulted. The Local Planning Authority does not hold records as to whether there is a management company for a property. The Local Planning Authority consult those properties that share a boundary with the application site and in this case, two site notices were erected, one on Parsonage Lane and one on Parsonage Close.
- 7.8.2 Concern has been raised that the proposed access would result in demolition of a Clunch wall and that this is likely a conservation issue. When the previous application was submitted the Conservation Officer visited the site and had no concerns regarding the removal of the wall.
- 7.8.3 There has been concerns raised that in future a gate may be added to give access via Parsonage Lane. The Local Planning Authority can only assess what has been applied for and the proposal does not include access via Parsonage Lane. If an access/gate were to be considered in future it may require a planning application.
- 7.8.4 Concern has been raised around the construction period while more people are working from home. It is considered that it is likely at present that more people are working from home but that this may not be the case by the time the build commences and the build time for a single dwelling is likely to be relatively short. Furthermore, if the construction process were to cause any undue disturbance, this could be reported as a statutory nuisance which would be investigated under separate legislation.

7.9 Planning Balance

The proposal would be smaller than 300sqm, as required by the Council's Design Guide SPD. However, given the proportions of the dwelling and its position on the plot it is considered that the proposal provides adequate amenity space and the build only takes up 27% of the plot. The proposed dwelling is not considered to be out of keeping with the character of the area and its design reflects the local vernacular of the locality. The proposal provides sufficient parking and provision of bins and bike storage with potential to integrate some soft landscaping around the dwelling. The proposal is not considered to result in a significant impact to residential amenity, either to neighbouring dwellings or future occupiers. The

proposal, on balance, is considered to comply with relevant Local Plan policies and is therefore recommended for approval.

8.0 APPENDICES

8.1 Conditions – Appendix 1

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
20/00483/FUL	Rachael Forbes Room No. 011	Rachael Forbes Planning Officer 01353 665555
20/00001/FUL	The Grange Ely	rachael.forbes@eastcambs.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>

APPENDIX 1 - 20/00483/FUL Conditions

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

Plan Reference	Version No	Date Received
P-5053-03		6th April 2020
P-5053-04		6th April 2020
P-5053-05		6th April 2020
P-5053-06		6th April 2020
P-5053-07		6th April 2020
P-5053-01		28th May 2020
P 6148-01	A	28th May 2020
P-5053-02		22nd April 2020

- 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 and timeframe as agreed in writing by the Local Planning Authority.
- 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 to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to 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(s) shall be implemented prior to occupation.
- 5 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 and the details need to be agreed before construction begins.
- 6 The parking shall be laid out as per the approved drawing P-5053-01.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 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. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the occupation.

- 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 above ground construction shall take place on site until details of the walls, roof, windows and doors to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 9 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 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, without the prior written consent of the Local Planning Authority.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 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), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above, without the prior written consent of the Local Planning Authority.
- 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 development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures

contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 14 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.
- 15 The bathroom window in the principal (north) elevation shall be glazed using obscured glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.