



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE
ELY, CAMBRIDGESHIRE CB7 4PL

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P Rampley ESQ
c/o Andrew Fleet
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Cambs, CB7 5RL

This matter is being dealt with by:
Susannah Dyer

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E-mail: 04/01184/OUT

My Ref:

Your Ref:

Dear Sir/Madam

22nd December 2004

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF OUTLINE PLANNING PERMISSION

The Council hereby **refuses** the following development:

Proposal: Erection of a single storey dwelling, garage, access and associated site works.
Location: Land Adjacent 37 Trinity Close Fordham Ely Cambridgeshire CB7 5PB
Applicant: P Rampley ESQ

The Council hereby refuses outline planning permission for your application reference **04/01184/OUT** registered 24.09.2004.

REASONS FOR REFUSAL

- 1 That the proposed development would represent an unacceptable cramped form of infill development within a restricted residential garden which lacks appropriate road frontage, and would have a detrimental impact upon the amenities of the adjacent residential properties by virtue of their proximity to the access and the situation of the dwelling. The proposal is therefore contrary to the aims and objectives of policies 28, 58, 59, and 62 of the East Cambridgeshire District Local Plan 2000, and policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, which seek to ensure that development does not adversely affect the amenities of adjacent residential properties, is capable of being integrated into the framework of a settlement, and would be in character and appropriate to its surroundings.

Dated: 22nd December 2004

Executive Director Development Services

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