

22/00042/FUL

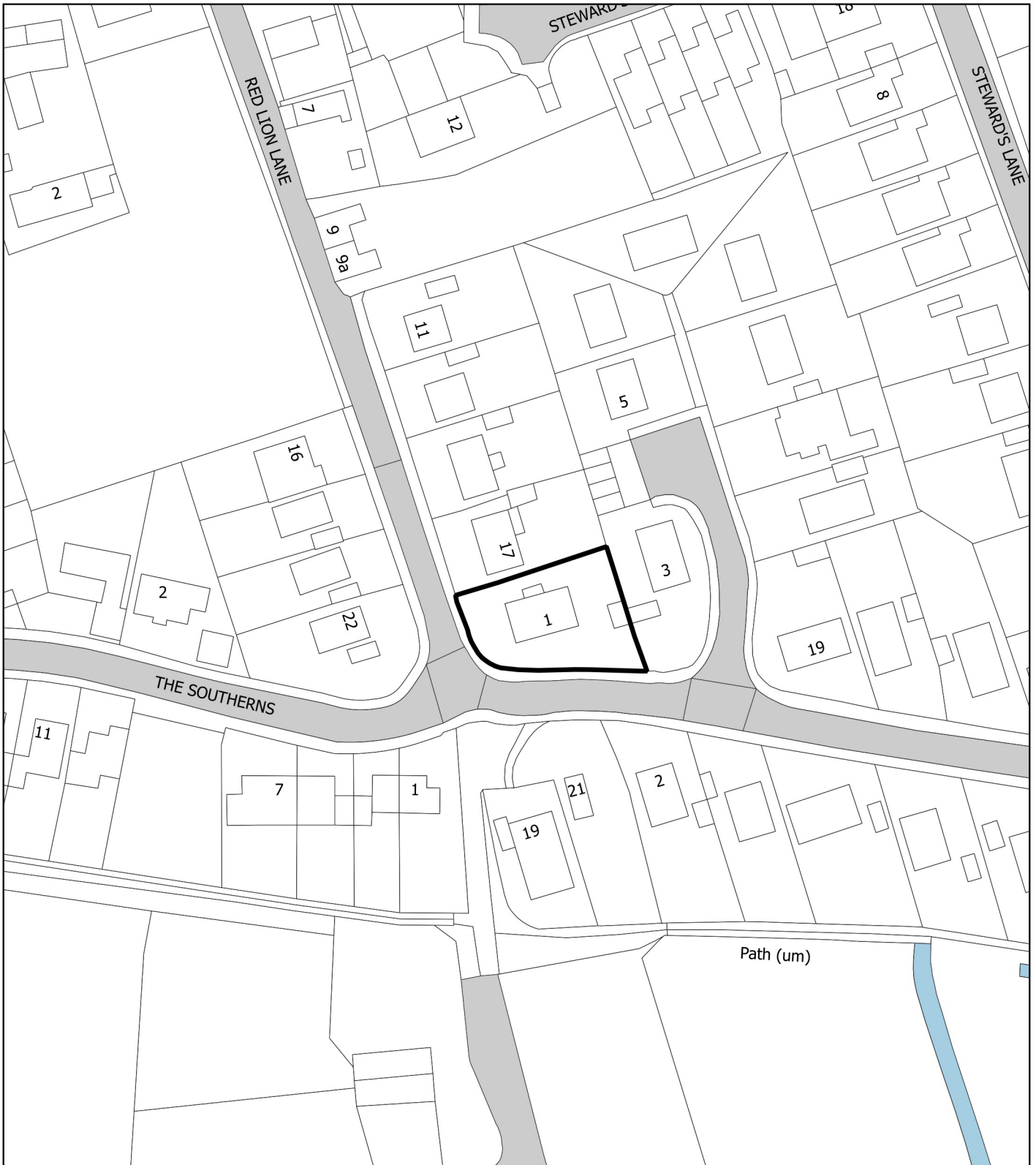
1 Link Lane
Sutton
Ely
Cambridgeshire
CB6 2NF

Conversion of existing garage to annexe accommodation and construction of alterations to the infrastructure

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<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5N8CAGGJZL00>





22/00042/FUL

1 Link Lane
Sutton



East Cambridgeshire
District Council

Date: 18/03/2022
Scale: 1:1,000



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MAIN CASE

Reference No: 22/00042/FUL

Proposal: Conversion of existing garage to annexe accommodation and construction of alterations to the infrastructure

Site Address: 1 Link Lane Sutton Ely Cambridgeshire CB6 2NF

Applicant: Mr T Sparrow

Case Officer: Isabella Taylor Planning Officer

Parish: Sutton

Ward: Sutton
Ward Councillor/s: Lorna Dupré
Mark Inskip

Date Received: 13 January 2022 **Expiry Date:** 12th April 2022
Report Number W173

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to REFUSE the application for the following reason:
1. The proposed garage conversion to accommodate an annexe with associated alterations falls within the policy defined development envelope of Sutton. The proposal by virtue of its scale and massing is considered to be a self-contained unit and not an annexe that relies on the host dwelling for its services. The proposal fails to have regard for the scale of the host dwelling and would compete with the host dwelling. Therefore, this fails to comply with policies ENV1, ENV2 of the East Cambridgeshire Local Plan and NP3 of the Sutton Neighbourhood plan due to the excessive scale.
 2. The proposed annexe would have an adverse impact on number 3 Link Lane by virtue of overshadowing and being overbearing. On this basis, it fails to comply with policy ENV2 of the East Cambridgeshire Local Plan.

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks planning permission to convert and extend the existing garage and workshop to create an annexe. The measurements of the proposed annexe are set out in the following table (Table 1):

	Proposed annexe	
	Metres	Feet
Maximum height	3.1	10.17
Minimum height	2.6	8.5
Depth	10	32.8
Width	6	19.6

Table 1- measurements

- 2.2 The annexe will have an overall floor area of 60 square metres (196.8 square feet). This is an overall increase of 29 square metres (95.1 square feet).
- 2.3 The annexe will accommodate a living area, bathroom, kitchen, dining area and a master bedroom. Planning permission is also sought to raise the roof of the existing garage to create a slopped roof.
- 2.4 There is an existing carport that projects off the front elevation. This would require planning permission but from looking at the planning history there has not been any application submitted for the construction of a carport. Having reviewed google maps showing this has been there since at least 2006 it would seem it has deemed consent. Officers were not able to determine the acceptability of the existing car port and the impact this would have on the street scene. This carport is not likely to have been supported by officers due to the low design quality and its positioning.
- 2.5 The current application has been called into Planning Committee by Councillor Dupré on the basis of ‘The existing footprint (not internal floor area) of the workshop/garage and covered storage area is 51.9 sqm. The proposed footprint of the annexe is 60.7 sqm. This represents a net increase of 8.8 sqm, or just under 17 per cent—hardly extravagant. The proposed annexe in its current form provides the minimum practical space for the applicant to occupy in any kind of comfort. There have been several applications to this authority over the last few years for large one-bedroom and even two-bedroom detached annexes approved by case officers under delegated powers. A refusal on these grounds demonstrates a remarkable lack of consistency on the part of the authority.’
- 2.6 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/>.

3.0 PLANNING HISTORY

- 3.1 No relevant history on site.

Offsite history is discussed below.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site comprises of a detached bungalow that is located within the policy defined development envelope of Sutton. The site is not within a conservation area nor is the building listed. Link lane is characterised by detached single storey bungalows that are set back from the road with front gardens. The dwelling sits on a

prominent corner plot that benefits from a well sized front garden/ driveway and a detached garage. This is located within a residential area. There is a tree on the front driveway/ garden. The site benefits from a dropped kerb that allows access to the current single width driveway in front of the existing garage and workshop.

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.

Sutton Parish Council - 26 January 2022

'ECDC to determine.'

Ward Councillors - 8th March 2022

Councillor Dupré states 'I write again to ask you please to reconsider your recommendations in respect of 22/00042/FUL, for the following reasons.

1. The existing footprint (not internal floor area) of the workshop/garage and covered storage area is 51.9 sqm. The proposed footprint of the annexe is 60.7 sqm. This represents a net increase of 8.8 sqm, or just under 17 per cent—hardly extravagant. The proposed annexe in its current form provides the minimum practical space for the applicant to occupy in any kind of comfort. There have been several applications to this authority over the last few years for large one-bedroom and even two-bedroom detached annexes approved by case officers under delegated powers. A refusal on these grounds demonstrates a remarkable lack of consistency on the part of the authority.
2. Refusal by this authority of annexe applications on the grounds that they are equipped in such a way that they could potentially be capable of independent use has been overturned at appeal on several occasions in recent years. Just four such examples are given below. To persist in a line of argument that has been repeatedly shot down by planning inspectors is frankly perverse.

APP/V0510/W/17/3188567 20 West End, Haddenham, Cambridgeshire CB6 3TE (14 February 2018)

"It is a matter of fact and degree as to whether or not the proposed development would be an annex or an independent dwelling. In assessing this it is necessary to consider whether the proposed building could function as an annex. It does not necessarily follow that because the proposed building is capable of independent accommodation it would not, or could not, be occupied for purposes ancillary to 20 West End. As such, the presence of accommodation that would facilitate independent accommodation does not necessarily mean the annex is, or would become, a separate planning unit. As a consequence, it is unnecessary for the annex to be in the form of an extension for the additional living accommodation to be ancillary to the main residence."

APP/V0510/W/18/3194322 64 Black Horse Drove, Littleport CB6 1EG (24 August 2018)

“An annexe in planning terms is a building whose use would be complementary or ancillary to the host dwelling. I appreciate that the appeal building is not attached to No 64, and its occupiers could live independently of No 64. However, it is also sufficiently close to No 64 for the appellant to provide support and care for relatives, which is the argument advanced for this appeal. Moreover, future occupancy could be controlled by condition. As such, I conclude that the office could provide annexe accommodation for No 64, and that this would not be contrary to the spatial strategy and general design aims set out in Policy ENV2 of the Local Plan1 (LP). In any case, this policy also states that the lifetime use of developments should be considered, with particular regard to housing.” (This is a particularly relevant case as the purpose of the application, as in 22/00042/FUL, was to allow support and care to be given to relatives.)

APP/V0510/W/19/3243162 3 Nunns Way, Sutton CB6 2PH (16 March 2020)

“If the proposal does not create a new planning unit, then the annexe could be considered a part of a single family’s occupation and would be an incidental use. In *Uttlesford*, the person accommodated “would have her own bedroom, bathroom and, I assume, lavatory, small kitchen, somewhere to sit and her own front door. To that extent, she will be independent from the rest of her family”. The judge then went on to say that he “finds no reason in law why such accommodation should consequently become a separate planning unit from the main dwelling”. Even though the judgement was given almost 25 years ago, this principle remains valid today.”

APP/V0510/D/21/3282048 Otterbush Farm The Hythe Little Downham CB6 2DT (16 November 2021)

“The distinctive characteristic of a dwelling house has been described as its ability to afford to those who used it the facilities for day to day private domestic existence. However in the case of a building for use as an annex, subsequent case law has held that whether the use of an annex would involve the creation of a separate planning unit and independent unit of occupation will be a matter of fact and degree in any particular case. Even if the accommodation for a relative provides facilities for independent day to day living, it would not necessarily become a separate planning unit from the main house; instead it would be a matter of fact and degree.”

If you are not prepared to reconsider your intention to refuse, I would like to call in this application for determination by the Planning Committee. In that eventuality, please could you accept the above as reasons for the call-in and confirm that the matter will be referred to the Planning Committee for determination? Thank you.

Finally, you have stated that ‘the occupiers of the dwelling currently bump up the kerb to access the driveway rather than using the dropped kerb access. This is a potential breach [sic] of highways consent and therefore officers will be informing the local highways authority and if they consider it is expedient then they [sic] local highway enforcement will take action. The current block plan is also inaccurate as the shown parking cannot be accessed by the dropped kerb. This will therefore need to be amended.’ It is clear from the photograph below (which is of 1 Link Lane,

despite Google Streetview's label) that the wide dropped kerb serves both 1 Link Lane and the location of the intended annexe.

I very much hope that this application can be granted by you in light of the facts above, without the need to put the resident through the aggravation of a call-in or an appeal. If not, however, then as I have already said I would like to call this in to the Planning Committee.'

Local Highways Authority- 10/03/22

States 'I do not object to this application.

The proposals will re-align the driveway further away from the boundary wall to a location which appears to better align with the existing dropped kerb. This location will improve the pedestrian visibility for the access.

While it is difficult to determine from the submitted plans, the dropped kerb and footway crossover needs to extend the full width of the newly proposed access to prevent damage to the kerbs and unlawful crossing of the footway. If the existing crossover is not of sufficient length, then the applicant will need to apply to CCC for a wider/re-positioned dropped kerb.'

5.2 A site notice was displayed near the site on 8 February 2022.

5.3 Neighbours – 4 neighbouring properties were notified but no responses received.

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

ENV 4 Energy and water efficiency and renewable energy in construction

ENV 7 Biodiversity and geology

COM 7 Transport impact

COM 8 Parking provision

6.2 Sutton Neighbourhood Plan 2019

NP3 Sutton Development Envelope

NP2 Protecting and Maintaining Features of Landscape and Biodiversity Value

6.3 Supplementary Planning Documents

Design Guide

Natural Environment SPD

Climate Change SPD

6.4 National Planning Policy Framework 2021

- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 9 Promoting sustainable transport
- 15 conserving and enhancing the natural environment

7.0 PLANNING COMMENTS

7.1 The main planning considerations in determining this application are, the principle of development, the design scale and form, the impact on the street scene, impacts on residential amenity and highways matters.

7.2 Principle of Development

7.2.1 Policy GROWTH 2 of the ECDC Local Plan 2015 permits development within the policy-defined development envelope – within which the application site lies – provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations and relevant Local Plan policies are satisfied. The proposal is therefore considered to be acceptable in principle, subject to the proposals satisfying the requirements of other relevant policies and material considerations.

7.2.2 Policy GROWTH 5 of the ECDC Local Plan 2015 also states that the District Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

7.2.3 Policy NP3 of the Sutton neighbourhood plan states that, sustainable development proposals within the Envelope will be supported in principle subject to being of an appropriate scale and not having an unacceptable impact on: i) the amenity of residents; ii) the historic and natural environment; iii) the provision of services and facilities; and iv) the highway network.

7.2.4 The proposal is to convert and extend the existing garage to create an annexe. The site is within the policy defined development envelope of Sutton which means it complies with policies growth2 and growth 5. However, the proposal annexe would have an overall floor space of 60 square metres (196.8 square feet) and would include all the necessary functioning facilities for every day to day living. This includes a bedroom, living area, dining area, bathroom and kitchen. The National Design Guide part 2 page 73 states that for a 1 storey dwelling, the minimum size required for a 1 bed and 1 person is 39 square metres (127.9 square feet). The annexe would have its own functioning front door as well as internal storage space. Therefore, the annexe is considered to be an excessive scale that is substantially bigger than what an independent dwelling is required to be.

7.2.5 The annexe is proposed to share the utility metres with the host dwelling, a shared access and a shared amenity space. However, it is considered that the access could be separated.

7.2.6 It is noted that the agent and ward member have provided a number of appeal decisions and delegated decisions regarding other annexe applications that were approved. Below the tables set out the differences between these applications and this current application. It should be noted that all the appeal decisions have been overturned from officer's recommendation of refusal. The below table sets out the appeal decisions.

Appeal reference	Differences from this application	Floor area differences	
		Floor area	Overall difference
APP/V0510/D/21/3282048 Otterbush farm	This application was for an annexe that was set well into the site at the back of the driveway and would not be forward or in line with the host dwelling, was not visible from the street scene.		
		112.3 square metres (368.4 square feet)	+52.3 square metres (171.5 square feet)
APP/V0510/W/19/3243162 3 Nunns way Sutton	This application is for the change of use of an existing building with no external changes proposed. It remained the same size. 33% of the overall host dwelling floor space.	56.2 square metres (184.3 square feet) This includes the store space and the gym	-4 square metres (13.1 square feet)
APP/V0510/W/18/3194322 64 black horse drove	This is for the change of use from an office. The office use to be a garage for the host dwelling. Therefore, this was the conversion of an existing building. The inspector refers to the new proposed local plan which has since been pulled. Therefore this is not relevant.	66.7 square metres (218.8 square feet)	+ 6 square metres (19.6 square feet)
APP/V0510/W/17/3188567 20 west end Haddenham	This application states that the annexe is significantly smaller than the host dwelling.	56.41 square metres (185 square feet)	-4 square metres (13.1 square feet)

The provided delegated decisions have been assessed in the below table:

Delegated references and address	Differences from this application	Floor area differences	
		Floor area	Overall difference
21/00561/FUL	This application does not include any extension to the existing garage but remains the same size as the existing building (garage) and there are very limited external alterations.	38 square metres (124.6 square feet)	-22 square metres (72.1 square feet)
21/01642/FUL	This application does not include a bedroom or a dining area therefore it would rely on the host dwelling for these.	21.8 square metres (71.5 square feet)	-39 square metres (127.9 square feet)
20/01271/FUL	This application was the construction of a new outbuilding that measured the same scale and size as the demolished garage. This was not a highly visible building and did not impact neighbouring amenity. This was set well behind the host dwelling and away from any boundary. It did not benefit from a kitchen and therefore was reliant on the host dwelling.	56.65 square metres (185.6 square feet)	-4 square metres (13.1 square feet)
21/01274/FUL	This building was set well into the site near the rear boundary in the rear garden and would be difficult to separate. Although this was a similar size to the proposal due to the location view from the public realm could not be achieved.	44 square metres (144.3 square feet)	-16 square metres (52.4 square feet)
21/00955/FUL	This was not visible from the public realm and did not compete with the host dwelling.	65.27 square metres (213.9 square feet)	+ 5 square metres (16.4 square feet)
21/00109/FUL	This application is in the rear garden and views from the public realm are minimal. It's the conversion of an existing outbuilding with no extensions only the addition of an orangery.	65.52 square metres (214.8 square feet)	+ 5 square metres (16.4 square feet)
20/00214/FUL	This application was the conversion of an existing building and does not include any extensions or major alterations to create the Annexe.	159 square metres (521.6 square feet)	+99 square metres (324.8 square feet)

18/00816/FUL	This is a small-scale annex that although includes an extension this is very small. There were not any proposed external changes to the existing garage. The living area is small and will only have the minimum space required. The overall floor space was only 27 square metres and was less than half the floor space of this proposal.	27 square metres (88.5 square feet)	-33 square metres (108.2 square feet)
18/00477/FUL	This application is the conversion of an existing garage that does not include any extensions and the external changes would be modest.	53.1 square metres (174 square feet)	-7 square metres (22.9 square feet)

- 7.2.7 There are cases that have been presented from the agent whereby extensions and alterations to the existing outbuilding to accommodate a larger living area have been approved. However, each application is assessed on its own merits and each site has a different level of constraints. It is also noted that the majority of these cases are set back into the site behind the host dwelling and would not therefore visually compete with the host dwelling. Therefore, just because there are 2 cases (21/01274/FUL, 21/00955/FUL and 20/01271/FUL) where larger annexes have been permitted, does not mean that this application should be approved. The biggest differences from this application are the location on the site as the proposal at 1 Link Lane would be forward of the principle elevation.
- 7.2.8 It is noted that ward member has pointed out that the annexe in its current form is the minimum size to provide any comfort. However, after looking into other approved annexes in Sutton, there was only one example as shown above (3 Nunns way) which was smaller than the proposal. There is also an example of an allow appeal (16/01772/FUM) for an affordable housing scheme that if you removed the second bedroom it would calculate at 71 square metres then another 5 square metres would be taken off for the stairwell. It has the equivalent of 66 square metres which is 6 square metres more than the proposed single storey annexe. The proposed building is clearly therefore substantially over the required size for comfort.
- 7.2.9 Therefore, the proposal fails to comply with policy NP3 due to the excessive scale of the annexe being 10 metres deep, 6 metres wide and 3.1 metres in overall height. The principle of development is not acceptable due to the reasons above. The other issues regarding neighbouring amenity and design are set out and addressed below.
- 7.3 Residential Amenity
- 7.3.1 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers.

- 7.3.2 Additionally, paragraph 130(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users.
- 7.3.3 The proposed annex will be located next to the east boundary, the east boundary serves as the neighbouring dwellings rear garden boundary. The side elevation of the proposed annexe will not have any windows. Therefore, overlooking will not occur from the proposed annexe. The eastern boundary treatment comprises of a standard 1.8 metre (5.9 feet) close boarded fence. Therefore, the proposed raised roof would mean the annexe would protrude 1.3 metres (4.2 feet) above this fence line for a depth of 10 metres (32.8 feet). Due to the close proximity to the eastern boundary, it is considered that overshadowing would occur in the late afternoon/ evening to number 3 Link Lane.
- 7.3.4 As the annexe would be hard on the neighbouring east boundary, this would be along most of the width of number 3s rear garden. It protrudes above the fence and is therefore considered to be overbearing to number 3s garden.
- 7.3.5 It is noted that the existing garage is in the same location as the proposed annexe. But the proposed annexe will be taller and deeper than the existing garage. This is set out in the table below:

	Existing garage		Proposed Annexe		Overall difference	
	Metres	Feet	Metres	Feet	Metres	Feet
Depth	5.7	18.7	10	32.8	4.3	14.1
Ridge (max)	2.2- flat roof	7.2	3.1	10.1	0.9	2.9
Eaves (min)	2.2- flat roof	7.2	2.6	8.5	0.4	1.3

- 7.3.6 Due to the close distance between the boundary and the proposed annexe, it is considered that the annexe would have an adverse impact on neighbouring amenity and is contrary to policy ENV2.
- 7.4 Visual Amenity
- 7.4.1 Policy ENV1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure they provide a complementary relationship with the existing development, Policy ENV2 states the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area. Policy ENV2 also requires that all development should be designed to a high quality that enhances and compliments the local distinctiveness.
- 7.4.2 It is noted that the Design Guide SPD does not specifically contain guidance on annexes. Despite this, it does provide guidance regarding extensions as well as

outbuildings which can be applied to this application. The Design Guide states that extensions should not be dictated by a desire for a particular amount of additional floor space. It also states that outbuildings should be the minimum size necessary and should not compete with the host dwelling. The existing host dwelling when measured has an overall floor space of 106.59 square metres (349.7 square feet.), the floor space of the proposed annex is 60.7 metres square (199.1 square feet). This means the annexes floor space would equvalate to 56 percent of the existing dwellings floor space. This is considered to be excessive and that the annex would compete in size with the host dwelling.

7.4.3 The existing garage and workshop have an overall floor space of 31 metres square. Whereas the proposed annex would have an overall floor space of 60 metres square which would be a 29 metres square (95.1 square feet) increase and 93% of the existing garage/ workshop area. The host dwelling is approximately 2.3 metres (7.5 feet) to the eaves and 4.8 metres (15.7 feet) to the ridge. The existing garage measures 2.1 metres (6.8 feet) in height which is subservient to the host dwellings eaves.

7.4.4 The table below sets out the proposed dimensions against the existing dimensions and the overall difference:

		Existing garage		Proposed Annex		Overall difference	
		Metres	Feet	Metres	Feet	Metres	Feet
Depth		5.7	18.7	10	32.8	4.3	14.1
Width		5.5	18.0	6	19.6	0.5	1.6
Height	Eaves (min)	2.2- flat roof	7.2	2.6	8.5	0.4	1.3
	Ridge (max)	2.2- flat roof	7.2	3.1	10.1	0.9	2.9
Floor space		31 square	101.7 square	60 square	196.8 square	29 square	95.1 square

7.4.5 The site is a prominent corner plot on Link Lane that is highly visible. Link Lane has a mixed street scene with detached dwellings. A common characteristic of this area is that most of the dwellings are served by integral garages or garages to the side.

7.4.6 This structure is forward of the host dwellings principle elevation. The proposal includes the installation of a front door and window and raising the roof to create the annex. This would be a highly visible change in this street scene. The existing garage is not of high architecture merit, but neither is the proposed annex.

7.4.7 The application also includes the construction of a carport. It is noted that the carport is not of a high-quality architectural merit. But there is an existing carport that will be taken down is of a similar architectural merit. Therefore, this would not

have a more detrimental impact than the existing carport. It should be noted that this car port was not granted planning permission but has been there more than 4 years. Therefore, it was not assessed the impact this would have on the street scene. The carport is proposed to project off the front of the proposed annexe.

7.4.8 Overall, the proposed annex is of an excessive scale that is not acceptable and fails to comply with policies ENV1 and ENV2.

7.5 Highways

7.5.1 Policy COM 8 of the ECDC Local Plan 2015 seeks to ensure that proposals provide adequate levels of parking (two spaces for a dwelling in this location), and Policy COM 7 of the ECDC Local Plan 2015 requires proposals to provide safe and convenient access to the highway network. Section 9 of the NPPF seeks to secure sustainable transport.

7.5.2 The proposal is for the conversion of the existing garage and workshop to accommodate an annex. The existing garage measures 2.7 metres (8.8 feet) wide and 5.4 metres (17.7 feet) depth internally. The parking standards set out in the Design Guide SPD states that a garage should measure 3 metres wide internally to qualify as a parking space. It is noted that this could still be used to park a car in although unlikely and would be a bit more difficult.

7.5.3 The existing driveway measures only 8 metres deep, therefore it is not considered that this could fit 2 cars parking in tandem. Due to the location of the tree, this is the only viable space available for parking. As it currently stands the proposal would result in the site having insufficient parking spaces that would fail to comply with policy COM8. This could be overcome by the dropped kerb being widened or a new access being proposed. Alternatively, if the tree was removed then this would allow for another parking space.

7.5.4 The application also includes the carport to be moved over to be in front of the proposed front door to the annex. However, from a site visit and the proposed block plan it is clear that there is an existing tree in the front garden that is proposed to be retained. The location of the tree will mean that a car would not be able to manoeuvre in and out of the car port. Therefore, this will not be a viable parking space. It is noted that the tree is already here therefore this is currently not able to be used as a parking space.

7.5.5 The highway officer has provided comments on this application. He has commented that he does not object to this application. Despite this he does note that it is an offence to bump up the kerb and cross a higher kerb/ pavement.

7.5.6 It is noted that there is an existing dropped kerb that provides access to the site. However, due to the positioning of the dropped kerb, it is not possible to access the paving area on the front garden without crossing the foot path that does not benefit from a dropped kerb. This is due to there being tree located on the front driveway. As this is an offence, the agent has been advised that the kerb would need to be widened or a new dropped kerb would need to be added. The parking on the hardstanding area should be stopped and is at the applicants own risk. The agent has confirmed that this will not be added as part of this application.

- 7.5.7 Therefore, the proposal does not comply with policies COM7 and COM8 and the drooped kerb is an offence that impacts highway safety.
- 7.6 Climate change
 - 7.6.1 The proposed annexe needs to meet the standards for climate change. There has not been any sustainability information submitted however, given the scale of the development there is proposed to be roof lights and windows to provide glazing that reduces the reliance on artificial lighting. There is not enough information to determine if it complies with policy ENV4 but this could easily be secured by conditions if needed. It would not be a reason for refusal on balance.
- 7.7 Biodiversity
 - 7.7.1 As this application is not a householder but assessed as a FUL application, it needs to provide net biodiversity gain. This would include the installation of bird boxes, bat boxes etc. although no details have been provided with the application, it can be secured by a condition and therefore it can comply with policy ENV7.
- 7.8 Planning Balance
 - 7.8.1 Whilst the application site is within the development envelope of Sutton, it fails to comply with policy NP3 of the Sutton neighbourhood plan. The proposal would be an excessive scale and have a detrimental impact on the character of the area and it would compete with the host dwelling. Therefore, the proposal is recommended for refusal, as defined by paragraph 1.1.

8.0 APPENDICES

None.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
22/00042/FUL	Isabella Taylor Room No. 011 The Grange Ely	Isabella Taylor Planning Officer 01353 665555 isabella.taylor@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>