

From: [REDACTED]
Sent: 13 December 2023 15:57
To: [REDACTED]@eastcambs.gov.uk>
Subject: 23/00740/VAR- 21D Cannon Street

Hi [REDACTED]

Please see attached the new conditions for the above applications.

Thanks,

[REDACTED]

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

Plan Reference Version No Date Received

01 / 2333R / 20 29th September 2020

04 / 2333R / 20 29th September 2020

05 / 2333R / 20 29th September 2020

06 / 2333R / 20 29th September 2020

07 / 2333R / 20 29th September 2020

08 / 2333R / 20 29th September 2020

09 / 2333R / 20 29th September 2020

P01/002 V.002

DCPELBCZ

1 Reason: To define the scope and extent of this permission.

2 The approved foul and surface water drainage scheme as illustrated on approved plan referenced 04/2678/21 as approved on 30th July 2021 on application 20/01155/DISA shall be maintained and retained in perpetuity.

2 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, as amended 2023.

3 The boundary treatments hereby permitted as illustrated on plan P01/002 V.002 shall be retained thereafter.

3 Reason: To ensure adequate privacy for neighbours and the future occupiers in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015, as amended 2023.

4 The approved external materials of the approved dwelling shall be either:

- a. As detailed on plan referenced as 08/2678/21 or;
- b. Submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details.

4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015, as amended 2023.

5 The hardstanding details and parking and turning area as illustrated on plan 04/2678/21 as approved on 30th July 2021 on application 20/01155/DISA and shall be maintained and retained for this purpose in perpetuity.

5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015, as amended 2023.

7 The soft landscaping works shall be carried out in accordance with the approved details as illustrated on plan 04/2678/21 REV A as approved on 9th August on application 20/01155/DISA prior to the end of the first planting season following the date of this approval.

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, as amended 2023.

8 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 gates shall be erected within 5 metres of the front boundary of the site without the prior written consent of the Local Planning Authority. Any gates erected shall open into the site.

8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015, as amended 2023.

11 The biodiversity improvements shall be implemented in accordance with the approved details as illustrated on plan 04/2678/21 as approved on 30th July 2021 on application 20/01155/DISA and thereafter retained in perpetuity.

11 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015, as amended 2023 and the Natural Environment SPD, 2020.

12 The first floor windows in the side; elevations of the dwelling serving the mezzanine floor, as shown on the approved plans of application 20/01155/FUL, shall either have a minimum cill height of 1.5 metres above the finished floor levels of that mezzanine, or shall be glazed using obscured glass and non-opening. The window(s) shall be permanently retained in that condition thereafter.

12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

13 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.

13 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, as amended 2023.

From: [REDACTED]
Sent: 18 December 2023 13:02
To: PLServices <plservices@eastcambs.gov.uk>
Cc: [REDACTED]@eastcambs.gov.uk>
Subject: URGENT DUE TODAY 23/00740/VAR Possenhofen, Lit. Downham
Importance: High

Please could decision be issued

Many thanks



East Cambridgeshire
District Council

[REDACTED]
Planning Team Leader

Planning



01353 665555



www.eastcambs.gov.uk



eastcambsgov



@EastCambs

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire CB9 9AT

[Privacy Notice](#) [Pay, report, apply online 24 hours a day](#)

Please consider the environment before printing this email.

From: [REDACTED]
Sent: Monday, December 18, 2023 10:50 AM
To: [REDACTED]
Subject: URGENT DUE TODAY 23/00740/VAR Possenhofen, Lit. Downham
Importance: High

Hi [REDACTED]

Draft report and DN enclosed.

Thank you





EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

www.eastcambs.gov.uk

[REDACTED]
Possenhofen
21D Cannon Street
Little Downham
Ely
Cambridgeshire
CB6 2SR

This matter is being dealt with by:

[REDACTED]
Telephone: [REDACTED]
E-mail: [REDACTED]@eastcambs.gov.uk
My Ref: 23/00740/VAR
Your ref

18th December 2023

Dear Sir/Madam

DRAFT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

NOTICE OF DECISION

Proposal: Variation of condition 1 (approved plans), 4 (boundary Treatment) and 6 (Driveway and access) of previously approved 20/01155/FUL for the construction of four bedroom dwelling and associated works
Location: Possenhofen 21D Cannon Street Little Downham Ely Cambridgeshire
Applicant: Dr & Mrs Tony & Maeve Thompson-Starkey

This consent for planning permission is granted in accordance with the application reference 23/00740/VAR registered 23rd October 2023.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

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

Plan Reference	Version No	Date Received
01 / 2333R / 20		29th September 2020
04 / 2333R / 20		29th September 2020
05 / 2333R / 20		29th September 2020
06 / 2333R / 20		29th September 2020
07 / 2333R / 20		29th September 2020
08 / 2333R / 20		29th September 2020
09 / 2333R / 20		29th September 2020
P01/002	Version 002	23rd October 2023

- 1 Reason: To define the scope and extent of this permission.

- 2 The approved foul and surface water drainage scheme as illustrated on drawing Ref. 04/2678/21 approved under LPA Ref. 20/01155/DISA on the 30th July 2021 shall be maintained and retained in perpetuity in accordance with the approved details.
- 2 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 (as amended 2023).
- 3 The materials to be used in the construction of the external surfaces of the development shall be either:
 - a. As detailed on as Drawing Ref. 08/2678/21 as approved under LPA Ref. 20/01155/DISA on the 30th July 2021; or,
 - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

All works shall be carried out in accordance with the approved details.

- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 All soft landscaping works shall be carried out in accordance with the approved details as illustrated on Drawing Ref. 04/2678/21 REV A approved under LPA Ref. 20/01155/DISA on the 9th August 2021 prior to the end of the first planting season following the date of this approval.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 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 gates shall be erected within 5 metres of the front boundary of the site without the prior written consent of the Local Planning Authority. Any gates erected shall open into the site.
- 5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 The driveway, parking and turning area as shown on approved drawing Ref. P01/002 Version 002 area shall be levelled, surfaced and drained and thereafter retained for that specific use in accordance with the approved details. The garage shall not be used in such a way that prevents the parking of a car inside it.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 8 The biodiversity improvements as shown on Drawing Ref. P01/002 Version 002 shall be retained and thereafter maintained in perpetuity.
- 8 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 9 The first floor windows in the side; elevations of the dwelling serving the mezzanine floor, as shown on the approved plans, shall either have a minimum cill height of 1.5 metres above the finished floor levels of that mezzanine, or shall be glazed using obscured glass and non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 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.
- 10 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 (as amended 2023).

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The policies in themselves have been sufficiently explicit to guide the submitted application and acceptable plans and information has been submitted, therefore no amendments/improvements have been sought from the applicant.
- 2 The applicant/developers attention is drawn to the guidance notes issued by the Council's Environmental Health on potential nuisance during construction and demolition works which is available on our website <http://eastcambs.gov.uk/planning/guidance-leaflets>. All reasonable measures should be taken to prevent nuisance during demolition and construction works, with reference to those notes.
- 3 East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the Owners/residents to take 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 loose gravel/shingle driveways.

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, 2003, as well as the Localism Act of 2011.

Each new property requires two bins; as of 1st April 2022 this contribution is set at £53 per property.

Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-19, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

- 4 East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. All applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to complete the CIL Additional information Requirement Form - https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2

Exemptions from the Levy are available but must be applied for and agreed before development commences, otherwise the full amount will be payable.

For more information on CIL please visit our website <http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email cil@eastcambs.gov.uk.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Planning Manager

Dated: 18th December 2023



OFFICER REPORT

Application Number: 23/00740/VAR

Proposal: Variation of condition 1 (approved plans), 4 (boundary Treatment) and 6 (Driveway and access) of previously approved 20/01155/FUL for the construction of four bedroom dwelling and associated works

Location: Possenhofen 21D Cannon Street Little Downham Ely Cambridgeshire CB6 2SR

Applicant: [REDACTED]

Agent:

Case Officer: [REDACTED]

The Application:

The application proposes to vary matters relating to boundary treatments and hard surfacing details approved under LPA Ref. 20/01155/FUL and the subsequent discharge of condition application under LPA Ref. 20/01155/DISA.

Specifically, the proposals are seeking to retain existing boundary treatments enclosing the application site, which existed prior to the introduction of the property. This means that no new boundary treatments are proposed to be introduced, and the existing low-level (1.2-metre) post and rail fence between No.21A Cannon Street and No.21D Cannon Street (the application site) is to be retained. The existing 1.8-metre close-boarded fence between No.21 Cannon Street and the application site is also proposed to be retained.

A gravel driveway is proposed to be retained for parking and turning of vehicles.

Under the original application (LPA Ref. 20/01155/FUL) and discharge of condition application (LPA Ref. 20/01155/DISA), it should be noted that a 1.8-metre close-boarded fence and a bound surface driveway and parking area were approved.

Relevant Plans:

Plan Reference	Version No	Date Received
P01/002	Version 002	23rd October 2023
01 / 2333R / 20		29th September 2020
04 / 2333R / 20		29th September 2020
05 / 2333R / 20		29th September 2020
06 / 2333R / 20		29th September 2020
07 / 2333R / 20		29th September 2020
08 / 2333R / 20		29th September 2020
09 / 2333R / 20		29th September 2020

The Site and its Environment:

The application site comprises the constructed dwelling, detached garage and curtilage of 'Possenhofen' (No.21D Cannon Street). The site was formerly part of an open field located between two dwellings in a row of development along the southern side of Cannon Street. Land levels on site slope down to the rear (South). The frontage of the site is located within the development envelope of Little Downham with the rear portion of the site just outside the boundary for Little Downham. The site is not within a Conservation Area nor the setting of any listed buildings. It is located entirely within Flood Zone 1.

Planning History:

20/01155/FUL	Construction of 1no four bedroom detached dwelling with single garage and associated works	Approved	15.12.2020
20/01155/DISA	To discharge Condition 3 (Foul & Surface Water), 4 (Boundary Treatment), 5 (External Materials), 6 (Driveway Materials), 7 (Soft Landscaping) and 11 (Biodiversity) of decision dated 23.12.2020 for Construction of 1no four bedroom detached dwelling with single garage and associated works	Conditions Discharged	09.08.2021

Replies to consultations:

A site notice was displayed near the site on 6 November 2023. In addition, five neighbouring properties have been directly notified by letter. One response has been received raising the following summarised matters:

21A Cannon Street – 07 November 2023

- "We are next door neighbours to the property at 21D Cannon Street and are in full agreement with this application to vary the plans as stated.

Parish - 3 November 2023

States: "No comment."

ECDC Trees Team - 20 November 2023

States: "No tree related implications"

Local Highways Authority - 24 November 2023

States: "The Local Highway Authority raises no objections to the proposed development.

Should the local planning authority be minded to grant permission please add the following conditions to any permissions granted.

HW14A - The parking and turning area as shown on the approved drawings shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use."

Enforcement Section -

No Comments Received

Ward Councillors -
No Comments Received

Minerals And Waste Development Control Team -
No Comments Received

The Planning Policy Context:

East Cambridgeshire Local Plan 2015 (as amended 2023)

- GROWTH 1 Levels of housing, employment and retail growth
- GROWTH 2 Locational Strategy
- GROWTH 3 Infrastructure requirements
- GROWTH 4 Delivery of growth
- 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

Supplementary Planning Documents

- Design Guide – Adopted March 2012
- Cambridgeshire Flood and Water – Adopted November 2016
- Contaminated Land: Guidance on submitted Planning Application on land that may be contaminated
- Adopted May 2010
- Developer Contributions and Planning Obligations – Adopted May 2013
- Natural Environment – Adopted 2020

National Planning Policy Framework 2023

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 5 Delivering a sufficient supply of homes
- Section 9 Promoting sustainable transport
- Section 11 Making effective use of land
- Section 12 Achieving well-designed places
- Section 14 Meeting the challenge of climate change, flooding and coastal change
- Section 15 Conserving and enhancing the natural environment

Planning Comments:

The application seeks to vary the original consent under LPA Ref. 20/01155/FUL for the erection of a detached dwelling, garage and associated works. Specifically, the proposals seek to varying the hard-surfacing (driveway) materials and remove the boundary treatment condition for the previously approved proposals.

Given that consent has been implemented and fully constructed in breach of a number of these conditions, it was not considered possible to seek to address these matters under further discharge of condition applications. The Applicant was therefore invited to submit an application to vary the original consent to regularise the proposals.

Given that the proposals are retrospective, and are subject to an extant consent, only matters relating to the amendments proposed will be considered within this report, predominantly matters relating to residential amenity, character and appearance and highway safety. Regarding all other

matters, the original conclusions of the Officer Report underpinning LPA Ref. 20/01155/FUL are considered to remain valid and will not be repeated.

Residential Amenity

Policy ENV 2 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. 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.

The proposed variation seeks to effectively remove the condition imposed upon the original application requiring boundary treatment details to be installed prior to the occupation of the application property.

Accordingly, the only boundary treatments to remain are the existing 1.2-metre high post-and-rail boundary fence between the side elevation and rear gardens of the application property (No.21D) and No.21A Cannon Street (to the south-west) and the 1.8-metre close boarded fence around No.21 Cannon Street; these were the existing boundary arrangements prior to the introduction of the application property (No.21D). The current occupiers of No.21A raise no objections to the proposals in their consultation response. No comments have been received from No.21. However, consideration must be given to the residential amenity of future occupiers of all properties, including that of the application property.

No.21A benefits from a large rear garden which slopes towards the South, much like that of the application property. There is an existing close-boarded c.1.8-metre fence separating No.21D from No.21 to the East. Currently, the main rear gardens of No.21A and No.21D are directly intervisible given the low-level and openness of the post-and-rail fencing currently in place.

Notwithstanding, No.21A Cannon Street benefits from a rear patio area that is enclosed by virtue of the rear two-storey projection and single-storey conservatory, thereby resulting in a modest area of private amenity space which would not be directly overlooked by No.21D, should the occupiers require this. Existing and future occupiers of No.21A could also seek to erect up-to a 2-metre boundary treatment along the shared boundary on land within their ownership without requiring planning permission, should greater privacy be desired.

The rear garden to No.21 Cannon Street is enclosed by 1.8-metre close-board fencing and therefore benefits from its own rear private amenity space, providing an acceptable level of residential amenity for existing and prospective occupiers.

No.21D Cannon Street currently benefits from little genuinely private amenity space, with the majority of this being directly overlooked from the garden of No.21A or the conservatory within the eastern elevation of the dwelling. However, given the staggered rear building line of the properties, with No.21D sitting further forwards of No.21A, the closest area to the rear of No.21D would likely benefit from an increased amount of privacy, albeit across a small area.

The existing 1.8-metre close-board fence along the shared boundary between No.21D and No.21 also allows for increased privacy within this portion of the rear garden, away from No.21A.

It is also noted that as for No.21A, existing and future occupiers of No.21D could also seek to erect up-to a 2-metre boundary treatment along the shared boundary on land within their ownership without requiring planning permission, should greater privacy be required.

The Applicant is in this instance choosing to self-inflict a lower level of residential amenity than is usually expected for residential developments, by enabling more direct overlooking into the rear garden of the property. However, it is evident that the property would benefit from some areas of increased privacy, with the possibility of increased privacy for future occupiers should they desire it

through the erection of additional boundary treatments. No.21 and No.21A Cannon Street are considered to benefit from acceptable levels of private residential amenity space with the proposed arrangement. It is on the above basis that the lower-level boundary treatment is considered to be acceptable in accordance with Policy ENV 2 of the Local Plan and the NPPF.

Highways Safety and Parking

The applicant is proposing a shingle-based driveway, as opposed to the bound surface approved under the discharge of condition application under LPA Ref. 20/01155/DISA.

The Local Highways Authority (LHA) raise no objection to the use of an unbound surfacing in proximity to the highway, and it would therefore be unreasonable for the Local Planning Authority to object on this basis. The LHA nevertheless request that the parking area be retained for its use, levelled and drained, to enable parking clear of the public highway and for cars to enter the highway in a forward gear.

The proposed surfacing is therefore considered to be acceptable on this basis in accordance with Policy COM 7 of the Local Plan and the NPPF.

Other Material Matters

The retention of the existing hedging along the boundaries to the application property is considered to be acceptable. The biodiversity enhancement scheme and soft landscaping scheme as approved under LPA Ref. 20/01155/DISA are still considered to be deliverable with the proposed amendments to the scheme.

RECOMMENDATION:

Approve

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

Plan Reference	Version No	Date Received
01 / 2333R / 20		29th September 2020
04 / 2333R / 20		29th September 2020
05 / 2333R / 20		29th September 2020
06 / 2333R / 20		29th September 2020
07 / 2333R / 20		29th September 2020
08 / 2333R / 20		29th September 2020
09 / 2333R / 20		29th September 2020
P01/002	Version 002	23rd October 2023

- 1 Reason: To define the scope and extent of this permission.
- 2 The approved foul and surface water drainage scheme as illustrated on drawing Ref. 04/2678/21 approved under LPA Ref. 20/01155/DISA on the 30th July 2021 shall be maintained and retained in perpetuity in accordance with the approved details.
- 2 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 (as amended 2023).
- 3 The materials to be used in the construction of the external surfaces of the development shall be either:
 - a. As detailed on as Drawing Ref. 08/2678/21 as approved under LPA Ref. 20/01155/DISA on the 30th July 2021; or,
 - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

All works shall be carried out in accordance with the approved details.

- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 All soft landscaping works shall be carried out in accordance with the approved details as illustrated on Drawing Ref. 04/2678/21 REV A approved under LPA Ref. 20/01155/DISA on the 9th August 2021 prior to the end of the first planting season following the date of this approval.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 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 gates shall be erected within 5 metres of the front boundary of the site without the prior written consent of the Local Planning Authority. Any gates erected shall open into the site.
- 5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 The driveway, parking and turning area as shown on approved drawing Ref. P01/002 Version 002 area shall be levelled, surfaced and drained and thereafter retained for that specific use in accordance with the approved details. The garage shall not be used in such a way that prevents the parking of a car inside it.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 The biodiversity improvements as shown on Drawing Ref. P01/002 Version 002 shall be retained and thereafter maintained in perpetuity.
- 8 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 9 The first floor windows in the side; elevations of the dwelling serving the mezzanine floor, as shown on the approved plans, shall either have a minimum cill height of 1.5 metres above the finished floor levels of that mezzanine, or shall be glazed using obscured glass and non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 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.

- 10 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 (as amended 2023).

Signed: [REDACTED]
Dated: 18th December 2023
Case Officer

[REDACTED]
18/12/2023
pp Planning Manager

RE: EB - [EXTERNAL] Fw: Query ref: 20/01155/FUL

[REDACTED]@eastcambs.gov.uk>

Fri 09/04/2021 15:30

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without the prior permission of Ordnance Survey.



Metres
0512373
0 20 40 60 80 100



Dear [REDACTED]

The area outlined in red has the benefit of permitted development rights, however anything beyond that in the land in blue this has no permitted development rights.

I hope this addresses your query.

Kind regards

[REDACTED]

[REDACTED]
Senior Planning Officer

Please note any comments given do not bind or prejudice the Council to any future decision.

East Cambridgeshire District Council
The Grange
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[Pay, report, apply online 24 hours a day](#)

PLEASE NOTE MY WORKING DAYS ARE TUESDAY, WEDNESDAY, THURSDAY and FRIDAY

