

21/01721/FUL

127 High Street
Sutton
Ely
Cambridgeshire
CB6 2NR

Proposed two storey rear extension

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4GRLUGG0CT00>



MAIN CASE

Reference No: 21/01721/FUL

Proposal: Proposed two storey rear extension

Site Address: 127 High Street Sutton Ely Cambridgeshire CB6 2NR

Applicant: Mr & Mrs R Pitt

Case Officer: Gemma Driver Planning Officer

Parish: Sutton

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

Date Received: 20 December 2021 **Expiry Date:**

Requested EOT:
11/05/2022

Report Number: W181

1.0 RECOMMENDATION**1.1** Members are recommended to refuse the application for the following reason:**1.2** The development, by virtue of its mass and bulk would be prominent within the streetscene along High Street and subsume the existing dwelling, resulting in a poor relationship with the host dwelling. The proposal would fail to result in a complementary form of development that conserves the existing modest scale of the host dwelling. As such, the proposal would be contrary to Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015, the Council's Design Guide SPD, Policy NP3 of the Sutton Neighbourhood Plan and paragraphs 130 and 134 of the NPPF 2021, which seek to ensure that location, layout, scale, form and massing, relate sympathetically to the existing dwelling.**2.0 SUMMARY OF APPLICATION****2.1** The applicant seeks consent to construct a two storey extension to the rear of no.127 High Street Sutton. The extension would also facilitate the re-roofing of the existing flat roof element to the rear, increasing the height of this to incorporate the proposed extension.

2.2 The dimensions of the existing and proposed depth of the dwelling are detailed in the table below.

	Existing (m)	Proposed (m)	Existing (ft)	Proposed(ft)
Depth	6.2	10.9	20.3	35.8

2.3 The extension would protrude from the rear wall by 4.7 metres (15.5ft) and span the width of the existing dwelling. The proposal would have a dual pitched roof, measuring 5.5 metres (18ft) to the eaves and 6.5 metres (21.3ft) to the ridge. The existing flat roof element to the rear measures approximately 5.4 metres (17.7ft) in height. The site has a varying topography so these measurements are taken from the highest points demonstrated on the proposed elevations.

2.4 The extension would not be set down from the host dwelling and is proposed to be rendered on the walls with matching roof tiles. The windows and doors proposed are grey uPVC.

2.5 The application was called into planning committee by Cllr Dupré for the following reasons:

2.6 ***“Compliance with existing policy:*** *the District Council’s local plan policy is out of date and has been subject to numerous challenges. The application does not conflict with the ten year old design guide. Design is very subjective and subject to interpretation.*

2.7 ***Inconsistency of application of policy:*** *an extension at 8 The Brook Sutton (21/00304/FUL) was recently permitted by the Planning Committee against officer recommendation. Much of the case officer’s argument in that case, as in this one, hinged on the size and proportion of the extension relative to the host dwelling. An analysis by Edward Clarke of Cheffins of annexe and extension applications throughout the District (a submission in respect of an annexe application at 1 Link Lane, 22/00042/FUL) demonstrates an inconsistency between the recommended refusal in this case with approvals of much larger scale extensions. There have been at least four successful recent planning appeals against the Local Planning Authority’s application of its policies on annexes and extensions. The recommendation is also inconsistent with other applications granted for properties in the immediate locality of this application in the last four years, one of which is still being built. The argument that ‘the existing dwelling presents scale which is unassuming’ suggests that no one would be permitted to seek an extension. The revised drawing sent by the architect which the applicant did not wish to pursue simply created a fourth box room which would not have been suitable for the needs of the family, and would have added the security risk of an accessible flat roof.*

2.8 ***Relationship to host dwelling:*** *the argument that ‘there would be no separation between the host and proposed extensions’ is unconvincing as a reason for refusal. An extension is by definition attached to, or related to, the host dwelling. An argument based on the nature of the original dwelling also fails to take account of the history of the property. The house bears a plaque dated 1904 but is believed to have originally been two small cottages now connected. A paint store which is now*

a workshop was attached in the 1950s, and in the 1960s a ground floor extension was added. What exactly counts as 'the host dwelling' for this purpose? There is an argument that changing the configuration of the 1960s ground floor extension by adding a layer and moving the ground floor and first floor out to 'square off' the property would create symmetry (referred to in the design guide) and look more traditional. The whole building would be rendered in a traditional style. The property is not in the conservation area. The original dwelling would still be legible and predominant, as in the 2012 design guide. The proposed extension will not be seen from the front of the property; from the rear it will be seen only by adjoining properties 200 feet away. The only place where the first-floor extension and roof will be visible is the gap between 125A and the application property. It will not be seen easily when driving up the High Street from The America. The case officer could if wished have gained access to view the property in a wider context.

2.9 **Pattern of development:** the property is neighboured in the immediate vicinity by very angular 1970s and 1990s houses. There is no consistent pattern of development along the High Street.

2.10 **Lack of objections:** no objections were submitted by the Parish Council or any neighbours.”

2.11 An extension of time was requested, until 11th May, to cover the determination at Planning Committee, but the applicant did not want to agree it.

2.12 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

84/00520/FUL	EXTENSION TO FORM BEDROOM	Approved	18.07.1984
06/01342/FUL	Two storey extension to rear.	Refused	31.01.2007

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site is a detached dwelling located in Sutton. The site located on the Western point of High Street and is within the development envelope, situated between residential dwellings. The dwelling is set forward of its neighbouring dwelling to the East, no.125a High Street and therefore views of the Eastern elevations are seen upon approach. The existing dwelling is modest in size and benefits from a large rear garden that slopes down towards Cherry Rise and The Row. The topography of the site varies greatly, with the highest point of the site being at the front, Northern side, facing High Street. The residential properties that

the site is set amongst are not similar in appearance and there is a varied streetscene.

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 website.

5.2 **Parish Council** - 26 January 2022
No concerns, ECDC to determine.

5.3 **Ward Councillors – Cllr Dupré**- 4 April 2022
Yes I confirm that I would like to call in the application. The reasons are as follows:

1. **Compliance with existing policy:** the District Council's local plan policy is out of date and has been subject to numerous challenges. The application does not conflict with the ten year old design guide. Design is very subjective and subject to interpretation.
2. **Inconsistency of application of policy:** an extension at 8 The Brook Sutton (21/00304/FUL) was recently permitted by the Planning Committee against officer recommendation. Much of the case officer's argument in that case, as in this one, hinged on the size and proportion of the extension relative to the host dwelling. An analysis by Edward Clarke of Cheffins of annexe and extension applications throughout the District (a submission in respect of an annexe application at 1 Link Lane, 22/00042/FUL) demonstrates an inconsistency between the recommended refusal in this case with approvals of much larger scale extensions. There have been at least four successful recent planning appeals against the Local Planning Authority's application of its policies on annexes and extensions. The recommendation is also inconsistent with other applications granted for properties in the immediate locality of this application in the last four years, one of which is still being built. The argument that 'the existing dwelling presents scale which is unassuming' suggests that no one would be permitted to seek an extension. The revised drawing sent by the architect which the applicant did not wish to pursue simply created a fourth box room which would not have been suitable for the needs of the family, and would have added the security risk of an accessible flat roof.
3. **Relationship to host dwelling:** the argument that 'there would be no separation between the host and proposed extensions' is unconvincing as a reason for refusal. An extension is by definition attached to, or related to, the host dwelling. An argument based on the nature of the original dwelling also fails to take account of the history of the property. The house bears a plaque dated 1904 but is believed to have originally been two small cottages now connected. A paint store which is now a workshop was attached in the 1950s, and in the 1960s a ground floor extension was added. What exactly counts as 'the host dwelling' for this purpose? There is an argument that changing the configuration of the 1960s ground floor extension by adding a layer and moving the ground floor and first floor out to 'square off' the property would create symmetry (referred to in the design guide) and look more traditional. The whole building would be rendered in a traditional style. The property is not in the conservation area. The original dwelling would still be legible and predominant, as in the 2012 design guide. The proposed extension will not be seen from the front of the property; from the rear it will be seen only by adjoining properties 200 feet away. The only place where the first floor

extension and roof will be visible is the gap between 125A and the application property. It will not be seen easily when driving up the High Street from The America. The case officer could if wished have gained access to view the property in a wider context.

4. **Pattern of development:** the property is neighboured in the immediate vicinity by very angular 1970s and 1990s houses. There is no consistent pattern of development along the High Street.
5. **Lack of objections:** no objections were submitted by the Parish Council or any neighbours.

5.4 A site notice was displayed near the site on 17 January 2022.

5.5 Neighbours – six neighbouring properties were notified; no responses have been 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
ENV4	Energy and water efficiency and renewable energy in construction

6.2 **Supplementary Planning Documents**

Design Guide
Climate Change

6.3 **National Planning Policy Framework 2021**

2	Achieving sustainable development
12	Achieving well-designed places
14	Meeting the challenge of climate change, flooding and coastal change

6.4 **Sutton Neighbourhood Plan**

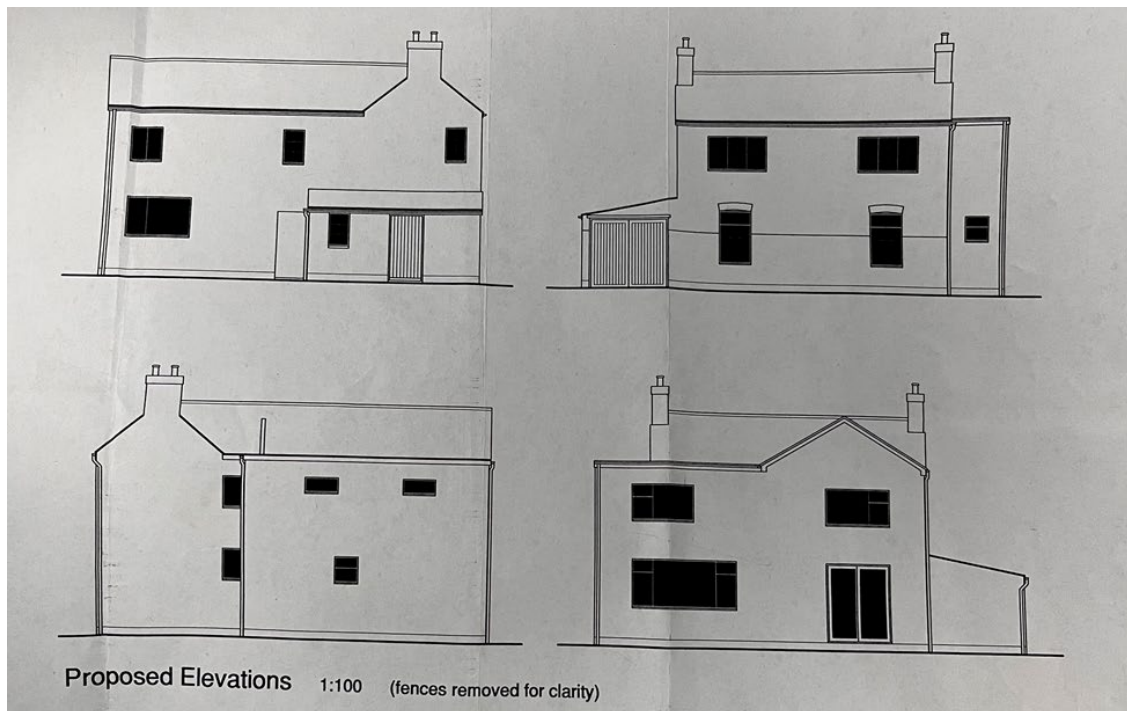
NP3 Sutton Development Envelope

7.0 **PLANNING COMMENTS**

7.1 The main considerations in the determination of this application are, principle of development, visual amenity, residential amenity, and any other material planning considerations.

7.2 Background

- 7.2.1 It is considered relevant to draw Members attention to the planning history of the site. Under application refernece no. E/06/01342/FUL, a very similar proposal was submitted. The elevations can be seen below:



- 7.2.2 The proposal under the 2006 application proposed a rear extension that would protrude 4.5 metres (14.7ft). This applciatoin was refused for the following reason:
- 7.2.3 *“The proposed two-storey rear extension fails to respect the character and proportions of the original dwelling in terms of its scale and bulk. The proposal would therefore subsume the original dwelling, and as a result would have a detrimental impact on the streetscene. The proposal would therefore be contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003 and Policies 58, 59 and 60 of the East Cambridgeshire District Local Plan, 2000. The proposed extension appears to be driven by a spatial requirement rather than an awareness of the design constraints imposed by the existing building. It would therefore be contrary to government guidance within ‘Planning Policy Statement 1: Delivering Sustainable Development’ which seeks high quality design in all instances.”*
- 7.2.4 Photos of the dwelling at the time of the 2006 application can be seen below:



7.2.5 Whilst the rear porch as seen in photo 2 above has changed and now demonstrates a smaller porch with a pitched roof, the contextual analysis and constraints of the site remain.

7.2.6 Officers note that planning policy, both national and local, has evolved significantly since the determination of the 2006 application and the Council adopted the 2015 Local Plan, since this application. Therefore, the proposal is now being assessed under the current Local Plan (2015). Additionally, the site has not altered significantly since 2006 and is also a material consideration. Notwithstanding this, Officers consider that the reason for refusal is not substantially different to the refusal of the 2006 application. Both local and national policy have a drive for good quality and beautiful design. Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Therefore, the position of Officers today is strengthened in the light of more robust guidance.

7.3 Principle of Development

7.3.1 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.

7.3.2 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.

7.4 Residential Amenity

7.4.1 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.

7.4.2 Policy NP3 of the Sutton Neighbourhood Plan states that sustainable development proposals within the development envelope will be supported in principle subject to being of an appropriate scale and not having an unacceptable impact on the amenity of residents

7.4.3 The proposal consists of a two-storey rear extension. Whilst this would be increasing the level of built form to the rear, there would be limited impact on neighbouring amenity. The neighbouring dwelling to the West, no.129 High Street does have two openings on this elevation facing the application site. However, these both appear to be obscure glazed and therefore likely serve bathrooms. Additionally, it is considered that the host dwelling is set comfortably in the plot to ensure that the proposal would be set far enough away to not appear overbearing. It

is considered that the proposal would not significantly increase levels of overlooking and as the neighbouring dwellings are set further back from the highway, the proposal would not directly overlook amenity space of neighbours.

7.4.4 For the reasons provided, it is considered that the location and scale of the proposed extension would not create any significantly detrimental effects on the residential amenity of nearby occupiers and that there would be an acceptable relationship between the proposed development and the existing neighbouring dwellings, in accordance with Policy ENV 2 of the ECDC Local Plan 2015, Policy NP3 of the Sutton Neighbourhood Plan, the Design Guide SPD and the guidance contained within the NPPF.

7.5 Visual Amenity

7.5.1 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraphs 130 and 134 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history.

7.5.2 Policy ENV 1 of the ECDC Local Plan 2015 seeks to ensure that proposals provide a complementary relationship with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscapes, and key views in and out of settlements.

7.5.3 Policy ENV2 of the Local Plan 2015 states as follows-
“All development will be designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs. Design which fails to have regard to local context including architectural traditions and does not take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area will not be acceptable and planning applications will be refused. All new development proposals, including new buildings and structures and extensions and alterations to existing buildings and structures will be expected to: Ensure that the location, layout, scale, form, massing, materials and colour of buildings relate sympathetically to the surrounding area and each other, as well as creating quality new schemes in their own right”.

7.5.4 The proposed extension would protrude from the rear by 4.7 metres (15.5ft) and span the width of the existing dwelling. With the existing dwelling only having an existing depth of 6.2 metres (20.3ft) the resulting dwelling would have a depth in excess of 10 metres. It is noted that the existing dwelling also features an existing extension and therefore, the cottage that would have been originally constructed measures just 3.5 metres (11.4ft) in depth. The addition of such a bulky extension would be considered to create a significant level of built form which would result in a dominant form of development that is considered to overwhelm the existing dwellinghouse.

- 7.5.5 Views of the dwellinghouse are seen upon approach to the site from the East, as seen on the streetscene image from Google below. It is therefore even more imperative for any extension to respect the proportions of the existing dwelling as any additional would be visible from the public realm.



- 7.5.6 The District Design Guide SPD states that extensions should not be dictated by a particular amount of additional floor space and the form and proportions of the original dwelling will determine the extent to which it can be extended. When a dwelling has been extended, the original building should be legible and predominate and, in most circumstances, the extension should be subservient to the existing dwelling. It is considered that the current proposal appears to have been driven by the desire of additional floor space and fails to have regard for the existing development on the site or its surroundings. As such it is considered that the volume of additional built form proposed within the application would result in overwhelming the modest nature of the host dwelling. The proposal is considered to result in a massing that is dominant and unbalancing to the appearance of the dwelling. This long expanse would also create a bulky addition to the streetscene.
- 7.5.7 It is considered that the proposal results in an excessive depth of projection to the rear of the dwellinghouse with a matching ridge height which further exacerbates the level of bulk. The proposed design has a substantial bulk which would dominate the rear of the property and would be visually dominant upon approach to the dwelling. Additionally, given its scale, bulk and prominence of the extension would result in a harmful impact that is not considered to enhance the character and appearance of the dwellinghouse and surrounding area. This is contrary to local and national policies.
- 7.5.8 The Local Planning Authority recognised that the dwellinghouse was capable to withhold an extension, and therefore sought amendments to the proposal in respect of the scale and worked with the agent to secure a proposal that would have

resulted in an acceptable relationship. However, the applicants did not wish to accept the revisions.

- 7.5.9 The proposed extension by virtue of the depth and scale is considered to be an inappropriate addition to the existing dwelling and will result in an unacceptable level of additional bulk and mass. The proposal is therefore contrary to Policies ENV 1 and ENV 2 of the Local Plan, 2015, the NPPF and the District Design Guide, SPD as it does not provide a complementary relationship with the existing dwelling and the scale, massing and do not relate sympathetically to the existing dwelling.

7.6 Climate Change

- 7.6.1 On 8th February 2021, the Council's adopted Climate Change Supplementary Planning Document came into effect. The SPD predominantly focusses on providing additional guidance to the implementation of Local Plan Policy ENV 4 which asks for all proposals for new development to aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. No further information has been submitted by the applicant to address the Climate Change SPD. Whilst this weighs against the application, due to the scale of the proposal it does not warrant refusal on this basis alone.

7.7 Other Matters

- 7.7.1 As the application is a householder application, the requirements of the Natural Environment SPD are not applicable in this case.
- 7.7.2 Officers note the comments submitted with Councillor Dupre's call in with the application and have addressed these in turn below -
- 7.7.3 ***"Compliance with existing policy: the District Council's local plan policy is out of date and has been subject to numerous challenges. The application does not conflict with the ten year old design guide. Design is very subjective and subject to interpretation.***
- 7.7.4 Officer Comments: The District Council's Local Plan Policy is not out of date. The specific policies (namely ENV1 and ENV2 of the Local Plan) in relation to the merits of the design of this application are not out of date and still hold full weight in the planning balance.
- 7.7.5 The site is located within the development envelope where the principle of development – including extensions to existing dwellings – is considered to be acceptable in accordance with the locational strategy of Policy GROWTH 2; the Local Planning Authority did not raise concern over the principle of an extension to the dwelling in this location on purely its locational basis.
- 7.7.6 ***Inconsistency of application of policy: an extension at 8 The Brook Sutton (21/00304/FUL) was recently permitted by the Planning Committee against officer recommendation. Much of the case officer's argument in that case, as in this one, hinged on the size and proportion of the extension relative to the host dwelling. An analysis by Edward Clarke of Cheffins of annexe and extension applications***

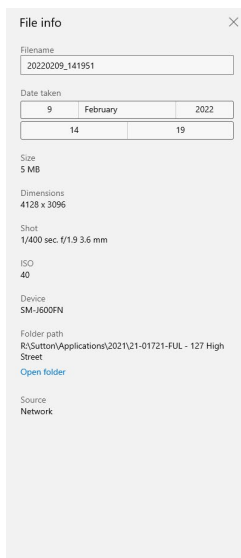
throughout the District (a submission in respect of an annexe application at 1 Link Lane, 22/00042/FUL) demonstrates an inconsistency between the recommended refusal in this case with approvals of much larger scale extensions. There have been at least four successful recent planning appeals against the Local Planning Authority's application of its policies on annexes and extensions. The recommendation is also inconsistent with other applications granted for properties in the immediate locality of this application in the last four years, one of which is still being built. The argument that 'the existing dwelling presents scale which is unassuming' suggests that no one would be permitted to seek an extension. The revised drawing sent by the architect which the applicant did not wish to pursue simply created a fourth box room which would not have been suitable for the needs of the family, and would have added the security risk of an accessible flat roof.

- 7.7.7 Officer Comments: The cases referenced above are not within the vicinity of the applications site. Each application must be considered on its own merits. Notwithstanding this, application reference 21/00304/FUL was recommended for refusal. This recommendation was overturned at Planning Committee. The application considered under 22/00042/FUL was for a different proposal (an annexe) and was considered in light of the relevant planning policies. Recent appeal decisions are a material consideration. A recent appeal in Sutton was dismissed under reference 20/01544/FUL (APP/V0510/D/21/3276353). This application was recommended for refusal at planning committee, the recommendation was upheld both at committee and appeal, with the visual prominence of the proposal being concern in this application.
- 7.7.8 In reference to the revised drawings, in accordance with 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. Paragraph 38 of the NPPF requires Local Planning Authorities to approach decisions on proposed development in a positive and creative way Officers recognised that a positive outcome could be achieved for an extension on site and therefore worked with the agents to consider amendments. Although it is noted that *"the revised drawing sent by the architect which the applicant did not wish to pursue simply created a fourth box room which would not have been suitable for the needs of the family"*, as indicated in the Design Guide SPD *"extensions should not be dictated by a desire for a particular amount of additional floor space"*. Personal circumstances are not a material planning consideration in this respect and therefore the extension being driven by the suitability of the size of the room cannot be considered and is not a reason to support a large extension that does not respect its host dwelling.
- 7.7.9 ***Relationship to host dwelling:*** *the argument that 'there would be no separation between the host and proposed extensions' is unconvincing as a reason for refusal. An extension is by definition attached to, or related to, the host dwelling. An argument based on the nature of the original dwelling also fails to take account of the history of the property. The house bears a plaque dated 1904 but is believed to have originally been two small cottages now connected. A paint store which is now a workshop was attached in the 1950s, and in the 1960s a ground floor extension was added. What exactly counts as 'the host dwelling' for this purpose? There is an argument that changing the configuration of the 1960s ground floor extension by adding a layer and moving the ground floor and first floor out to 'square off' the*

property would create symmetry (referred to in the design guide) and look more traditional. The whole building would be rendered in a traditional style. The property is not in the conservation area. The original dwelling would still be legible and predominant, as in the 2012 design guide. The proposed extension will not be seen from the front of the property; from the rear it will be seen only by adjoining properties 200 feet away. The only place where the first-floor extension and roof will be visible is the gap between 125A and the application property. It will not be seen easily when driving up the High Street from The America. The case officer could if wished have gained access to view the property in a wider context.

7.7.10 Officer Comments: The 'host dwelling' refers to the dwelling as it stands at the time of the application. Although it should be noted that 'host dwelling' is different to 'original dwelling' as the original dwelling in this instance measures just 3.5 metres in depth (when it was originally built). As highlighted in the visual amenity section of the report above, there are clear views to this area of the dwelling and the proposal is considered to overwhelm its host with a lack of articulation between the host and the extension.

7.7.11 The Case Officer visited the site and did view the property from the wider context. The date and time of the site visit can be seen in the image below (9th February 2022). This site visit was sufficient in order to assess the impacts.



7.7.12 **Pattern of development:** *the property is neighbored in the immediate vicinity by very angular 1970s and 1990s houses. There is no consistent pattern of development along the High Street.*

7.7.13 Officer comments: there is no concern with regards to the pattern of development. It is noted that there is no distinct character amongst the dwellings in this area of the High Street. It is the scale and bulk proposed that is the concern and forms the reason for refusal.

7.7.14 **Lack of objections:** *no objections were submitted by the Parish Council or any neighbours.”*

7.7.15 Officer Comments: Agreed, no objections were submitted by the Parish Council or any neighbours.

7.8 Planning Balance

7.8.1 The proposed development is not considered to have a significant impact on the residential amenity of adjacent neighbours. However, the proposed extension is considered to be an inappropriate addition by virtue of the depth and scale, resulting in an unacceptable level of additional bulk and mass. The proposal does not provide a complementary relationship with the existing dwelling and the scale and massing do not relate sympathetically to the existing dwelling.

7.8.2 On balance, although the proposal would not have a significant impact on the residential amenity of neighbouring properties, it is considered that this is outweighed by the proposal causing significant and demonstrable harm to the visual amenity of the host building. The development, by virtue of its mass and bulk would result in a proposal that is out of keeping with the existing dwelling and is therefore considered contrary to Policies ENV1 and ENV2 of the Local Plan 2015 and the Design Guide SPD. The application is therefore recommended for refusal.

8.0 APPENDICES

8.1 Appendix 1: 06/01342/FUL Decision Notice.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/01721/FUL	Gemma Driver Room No. 011 The Grange Ely	Gemma Driver Planning Officer 01353 665555 gemma.driver@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>

Sutton Neighbourhood Plan –

<https://www.eastcambs.gov.uk/sites/default/files/Made%20Sutton%20Neighbourhood%20Plan%20May%202019%20SMALL%20FILE.pdf>

Adrian Ambrose
127 High Street
Sutton
Ely
Cambridgeshire
CB6 2NR

Penny Moore

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penny.moore@eastcambs.gov.uk
06/01342/FUL

Dear Sir/Madam

31st January 2007

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

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

Proposal: Two storey extension to rear.
Location: 127 High Street Sutton Ely Cambridgeshire CB6 2NR
Applicant: Adrian Ambrose

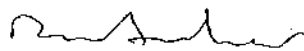
The Council hereby refuses permission for your application reference **06/01342/FUL** registered 12.12.2006.

REASONS FOR REFUSAL

- 1 The proposed two-storey rear extension fails to respect the character and proportions of the original dwelling in terms of its scale and bulk. The proposal would therefore subsume the original dwelling, and as a result would have a detrimental impact on the streetscene. The proposal would therefore be contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003 and Policies 58, 59 and 60 of the East Cambridgeshire District Local Plan, 2000. The proposed extension appears to be driven by a spatial requirement rather than an awareness of the design constraints imposed by the existing building. It would therefore be contrary to government guidance within 'Planning Policy Statement 1: Delivering Sustainable Development' which seeks high quality design in all instances.

Dated: 31st January 2007

refulz


Executive Director Development Services

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under section 78 of the Town and Country Planning Act 1990. The Planning Inspectorate acts on behalf of the Secretary of State.
- If you want to appeal, then you must do so using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.
- An online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information *belonging to you*. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice. Late appeals will only be accepted by the Planning Inspectorate in extraordinary circumstances.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may *claim that he can* neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.