



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

Telephone: Ely (01353) 665555

[www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)

Mr & Mrs M Smith  
C/O The Clarke Smith Partnership  
FAO Mr Mike Smith  
16 Mill Lane  
Burwell  
Cambridgeshire  
CB25 0HJ

*This matter is being dealt with by:*

Charlotte Sage

Telephone: 01353 616353

E-mail: [Charlotte.Sage@eastcambs.gov.uk](mailto:Charlotte.Sage@eastcambs.gov.uk)

My Ref: 24/00366/FUL

Your ref

13th November 2024

Dear Sir/Madam

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **REFUSAL OF PLANNING PERMISSION**

The Council hereby **refuses** the following:

**Proposal:** Demolition of single garage, construction of two semi detached bungalows and associated works  
**Location:** 12 Swaffham Road Burwell Cambridge CB25 0AN  
**Applicant:** Mr & Mrs M Smith

The Council hereby refuses permission for the application reference **24/00366/FUL** registered 17th June 2024.

### **REASONS FOR REFUSAL**

- 1 The proposal would result in the introduction of built form in a location which runs contrary to the prevailing linear character of residential development in this part of the settlement. The proposal would result in an incongruous form of development which would harm the settlement pattern of the area. Furthermore, the proposal by virtue of its siting and scale would represent overdevelopment. The proposal is contrary to Policies ENV1, ENV2 and HOU 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023), Chapter 12 of the National Planning Policy Framework, Design Guide SPD, and National Design Guide.

### **INFORMATIVES RELATING TO THIS APPLICATION**



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**David Morren MRTPI**  
**Interim Planning Manager**