

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/2285/10 - WILLINGHAM

Erection of 9 dwellings following demolition of existing dwelling - 12, Green Street, Willingham, Cambridge, Cambridgeshire, CB24 5JA for Mr G Nelson, Relmfield Builders

Recommendation: Delegated Approval

Date for Determination: 17 February 2011

Notes:

This Application has been reported to the Planning Committee for determination because the officers recommendation of delegated approval may conflict with the recommendation of Willingham Parish Council, which was for refusal of an earlier application on this site.

Site and Proposal

1. This full application, submitted on 23 December 2010, proposes the erection of 9 houses and garaging following the demolition of an existing house on a 0.19ha area of land at 12 Green Street, Willingham.
2. No 12 Green Street is a detached nineteenth Century house fronting Green Street, on the corner of Short Lane. The land to the rear of the property comprises garden, yard and associated outbuildings, including an open fronted barn and stable, and extends to the west with an extensive frontage to Short Lane. Short Lane is a narrow lane which is one-way with traffic only being permitted to enter from Green Street.
3. To the west of the site is vacant land and then a detached bungalow in Short Lane. To the south is 14 Green Street, a Grade I Listed building and its rear garden. The boundary is formed by a high brick wall. On the opposite side of Short Lane to the north is a detached house on the corner of Green Street, a line of single storey outbuildings which provide garaging for properties in Green Street, and a detached house and a pair of semi-detached houses, Nos 11,13 and 15 Short Lane which are built adjacent the road. There is a footpath along the north side of Short Lane from its junction with Green Street up to No 15 Short Lane.
4. The application proposes the erection of a pair of 4-bedroom houses fronting Green Street (as a replacement for the existing house), and seven houses fronting onto Short Lane. Three of these (Plots 7-9) are to be affordable dwellings and comprise two 2-bedroom and one 3-bedroom properties in a terrace form. The other four plots are market housing and comprise a staggered terrace with two 2-bedroom properties and two 3-bedroom properties (Plots 3-6).

5. Access and parking to Plots 1, 2, 4 and 5 is obtained from Green Street through an outbuilding car port attached to the side of the new properties fronting Green Street. Two car parking spaces are provided for each unit. The existing footpath in Green Street is to be realigned by approximately 0.5m in order to provide adequate visibility splays, which results in a narrowing of the existing carriageway at this point.
6. Off-street parking spaces for each of Plots 3, 6, 7, 8 and 9 are provided to the side of the properties. Two parking spaces are provided for each dwelling, with the exception of Plot 6 which has two spaces and a single garage. A new 2m wide footpath is provided along the south side of Short Lane from Green Street, finishing at a point at the western end of the proposed house on Plot 9. Two visitor parking spaces are provided in Short Lane in the form of parallel parking bays in front of the proposed Plots 3-6.
7. Density of the scheme is 43dph.
8. The application is accompanied by a Design and Access Statement, Planning Statement, Open Space Assessment, Waste Strategy, Arboriculture Constraints Report and Method Statement, Utility Statement, Sustainability Statement, Health Impact Assessment and Energy Assessment, Extended Phase 1 Habitat Survey and Protected Species Assessment, Contaminated Land Assessment, Shadow Path Analysis and Planning Obligations Heads of Terms

Planning History

9. An application for the erection of 9 dwellings following demolition of existing dwelling (**Ref: S/0234/10**) was considered at the July 2010 meeting, following a Members site visit. Members resolved that the application should be refused on the grounds that the scale and density of the proposal was unacceptable and that that the scheme had an adverse impact on neighbouring properties (including 11,13 and 15 Short Lane) such as to conflict with Policies DP/2, DP/3 and DP/7 of the LDF 2007. An appeal was lodged against the non-determination of the application prior to the decision notice being issued, although officers defended the aforementioned concerns of Members in the Councils' appeal statement.
10. The appeal was dismissed in December 2010. The Inspector considered that the scheme before him was unacceptable on the basis that the separation distance as indicated on the appeal plan, and having regard to the height of the appeal dwellings 7 and 8, would result in an adverse impact on the outlook from the southerly facing habitable rooms at No.15 Short Lane. He concluded that this unacceptable impact on residential amenity, contrary to Policy DP/3 2j, would be such as to justify refusing planning permission.
11. In all other respects the Inspector considered the scheme to be acceptable.

Planning Policy

12. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**

Policy ST/5 – Minor Rural Centres

South Cambridgeshire Local Development Framework Development Control Policies adopted July 2007:

DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/4 – Infrastructure and New Developments
DP/7 – Development Frameworks
HG/1 – Housing Density
HG/2 – Housing Mix
HG/3 – Affordable Housing
SF/10 – Outdoor Playspace, Informal Open Space, and New Developments
SF/11 – Open Space Standards
NE/1 – Energy Efficiency
CH/4 – Development within the Curtilage or Setting of a Listed Building
CH/5 – Conservation Areas
TR/2 – Car and Cycle Parking Standards

Open Space in New Developments SPD – adopted January 2009.

Biodiversity SPD – adopted July 2009.

Listed Buildings SPD – adopted July 2009.

District Design Guide SPD – adopted March 2010.

Affordable Housing SPD – adopted March 2010.

Consultation

13. **Willingham Parish Council** recommended refusal of the previous application. Its comments on the new application will be reported at the meeting.
14. The **Local Highway Authority** does not object and comments that the inter vehicle visibility splays from the site access to Green Street are acceptable to the Highway Authority.
15. It requests that a condition is imposed requiring the footway to Short Street to be extended to the edge of the site boundary to avoid any potential future break in the provision of this feature in the future.
16. It comments that the arrangement for the car parking to plot 6 (this being unique in the site having three off street car parking spaces as opposed to two), is awkward and has the potential to increase vehicle manoeuvring within the adopted public highway to the detriment of highway safety.
17. A condition should be attached in respect of the provision of visibility splays.
18. The **Trees and Landscapes Officer** comments that the Arboricultural Method Statement covers all aspects of accommodating the Sycamore tree on the adjacent property within the proposed development. The method for demolition and removal of the existing outbuilding must be followed and installation of the 'no-dig' construction. An arboricultural consultant should be

present during these works and the Trees Officer should be informed of the phasing. Details of the foundations of the 'car port' to be clarified as the design does not appear to be a lightweight construction to ensure that there is no excavation within the root protection area.

19. The **Conservation Manager** has no objection.
20. The **Acting Environmental Health Manager** has considered the implications of the proposal, including the proposals by BRD Environmental for a desk study and subsequent site investigation. The site contains several storage sheds and the applicant has included proposals for site investigation. It is therefore recommended that a condition be included in any consent requiring the investigation of the site for potential contamination and proposals for subsequent remediation works.
21. The **Housing Development and Enabling Manager** comments that overall there are 4744 housing register applicants in South Cambridgeshire and 22,426 within the Cambridge Sub-Region. For South Cambridgeshire there were 572 rented properties let in the year 2009/10, with 282 new build affordable homes being built.
22. Within the Strategic Housing Market Assessment, the 2010 updated figures identifies that there would be a total net need (based on 2008/09 figures) of 1,372 affordable homes annually. There is little doubt of the need for affordable housing within the District and the difficulties faced trying to meet the needs of the most vulnerable and those who wish to remain in our villages but cannot afford to do so.
23. In view of the significant level of housing need in South Cambridgeshire, the Council will seek at least 40% affordable housing. The proposed development of 9 dwellings (8 net additional dwellings) at 12 Green Street, Willingham, with 3 affordable properties, does meet the required 40% and so is acceptable from this perspective. The 3 affordable dwellings must remain so in perpetuity.
24. The district wide targets for tenure mix in new affordable housing is 70% social rent and 30% intermediate housing, however the greatest demand is for social rented properties. The application proposes all 3 properties to be social rented, two 2-bedroom dwellings and one 3-bedroom dwelling. The greatest need in the district is for 2 bedroom dwellings. Therefore the proposed tenure and size of the affordable dwellings is supported.
25. The properties should meet the Homes and Communities Agency, Design and Quality Standards to ensure that they are grant compliant. The Sustainability Statement and Health Impact Assessment states that all affordable dwellings will be Code for Sustainable Homes Level 3, ensuring that they are grant compliant.
26. There is no requirement for this site to be made available for people with a local connection to Willingham as the site is not an exception site. The dwellings would be open to all applicants who are registered on the Councils Home Link system. South Cambridgeshire District Council has a legal obligation to give reasonable preference to all applicants assess and placed in the highest housing need.

27. **Cambridgeshire County Council (Education)** comments that it is estimated that the proposed development would generate a need for 1.9 primary school places and that Willingham currently has no spare capacity. A primary education contribution of £15,960 (£8,400 x 1.9) is therefore sought.
28. The **County Archaeologist** is of the view that the site should be the subject of a programme of archaeological investigation, which can be secured by condition, as it is located in an area of high archaeological potential in the historic village of Willingham.

Representations

29. The occupier of **29 Long Lane** comments that traffic from the site should exit onto Green Street as Short Lane is inadequate, and Long Lane is a prime route for school children, where the camber of the pavement makes it difficult for mothers.
30. The function of the sewage system in Long lane is very inadequate and the outflow from the proposed development must be checked so others do not get the problems currently experienced in Long Lane.
31. Any other representations received will be outlined in the update report or at the meeting.

Planning Comments – Key Issues

32. The key issues to be considered in the determination of this application are: the principle of development, density and housing mix, appearance, affordable housing, access and parking, impact on setting of adjacent listed building, impact on street scene, neighbour amenity, open space provision, drainage. contamination and, education provision.
33. Members must have regard to the findings of the Inspector in his recent appeal decision. He took the view that the scheme was acceptable, with the exception of the relationship of the proposed dwellings on plots 7 and 8 on the outlook of No 15 Short Lane.
34. The current application is identical to that considered at appeal with the exception of the revisions made to plots 7-9, which are referred to in more detail below

Principle of Development

35. The site is within the village framework. Willingham is identified in Policy ST/5 as a Minor Rural Centre where residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings can be permitted. The scale of the development is therefore acceptable in principle. The existing house is a prominent and attractive building when viewed from Green Street and whilst it is regrettable that it is to be demolished it is not statutorily protected and I cannot object to its demolition. The Inspector did not disagree with this view and there has been no material change in circumstances since the appeal decision.

Density and Housing Mix

36. The density of development is 43dph which complies with the requirements of Policy HG/1 as Willingham is a sustainable settlement. Although the recent changes to Planning Policy Statement 3 have removed the minimum density figure of 30 dph there is still an obligation to make best use of sites and I am therefore of the view that a density of 43dph on this site is acceptable providing the scheme satisfies all other necessary policies and criteria.
37. The scheme provides a housing mix of two 2-bedroom houses, two 3-bedroom houses and two 4-bedroom houses. To fully satisfy the housing mix required by Policy HG/2 would require an additional 2-bedroomed house in lieu of a 4-bedroom one, however the applicant has provided figures on the viability of the scheme which indicate that such a change to the mix would prejudice the ability to bring forward three affordable dwellings as part of the scheme. I am therefore minded to accept the market housing mix as proposed.
38. The Inspector did not disagree with this view and there has been no material change in circumstances since the appeal decision.

Appearance

39. The Inspector accepted the appearance of the proposed properties commenting that the dwellings, located close to the back of the pavement, would echo a common feature of traditional development in the local area and be sensitive to and enhance its character. He commented that, although higher than the traditional dwellings, the new dwellings had been designed to provide variety and interest and, in his view, would be compatible with their location, responding to the local context and its distinctiveness. He concluded that the proposal would have a positive impact on the character and appearance of the area.
40. The Conservation Manager does not object to the application.

Affordable Housing

41. The scheme provides for 3 affordable dwellings units for rent, which equates to 40% of the net increase in the number of dwellings provided as a result of the development. The Housing Development and Enabling Manager confirms that the provision is acceptable.
42. The Inspector did not disagree with this view and there has been no material change in circumstances since the appeal decision.

Access and Parking

43. The scheme, includes a realignment of the footpath on Green Street to achieve the visibility splays required by the Local Highway Authority. Although the realignment of the footpath will result in a narrowing of the carriageway at this point it will still be a minimum of 6.3m wide, which satisfies the Local Highway Authority requirements.
44. Each unit is provided with a minimum of 2 off-street parking spaces and in the case of Plot 6 the provision exceeds the Councils' maximum adopted car

parking standards, however given the local concern about the potential increase in car parking on Short Lane as a result of the development I am of the view that this additional provision is acceptable in this instance.

45. There are two visitor parking spaces provided in Short Lane but the submitted drawing indicates that with the provision of these, and the 2m footpath required by the Local Highway Authority, there is still an available width of just over 3.4m in Short Lane. The visitor parking bays are located opposite the garaging rather than existing residential properties.
46. Previously there were concerns from local residents regarding the narrow nature of Short Lane however adequate off-street parking provision is shown. The Local Highway Authority wishes the new 2m wide footpath to be extended so that it runs the entire length of the site frontage rather than stopping in line with the western edge of the house on Plot 5. I am of the view that stopping the footpath at this point allows the provision of the second off-street car parking spaces for Plots 8 and 9, and that this provision outweighs any gain to highway safety that would arise from the extension of the footpath for what would only be a further 5m. The Inspector did not object to the arrangement as submitted.
47. To prevent the potential problems of car parking opposite the existing access to No 13 Short Lane, making using the driveway more difficult, I will suggest to the Local Highway Authority that road markings are introduced at this point as a preventative measure.
48. A condition requiring temporary parking facilities for construction vehicles and a management plan for construction traffic would be appropriate.
49. The Inspector did not disagree with these views and there has been no material change in circumstances since the appeal decision.

Impact on Residential Amenity

50. In dismissing the previous application at appeal the Inspector referred only to the unacceptable relationship of the proposed dwellings on plots 7 and 8 to the outlook from the front of the existing house at No 15 Short Lane.
51. In the previous application the proposed terrace of dwelling, plots 7-9, were shown as being sited 11.6m from the front wall of No 15 Short Lane, although the Inspector queried this distance at appeal, and that shown on the shadow path analysis drawings. The ridge height of the proposed dwellings were 8.4m, with an eaves height of 5m.
52. In the new application the distance from the front wall of No 15 Short Lane has been increased to 13m. The ridge height of the proposed dwellings has been reduced by 0.6m, to 7.8m and the eaves height by 0.5m to 4.5m
53. Although concerns were also received from the occupiers of Nos 11 and 13 Short Lane the Inspector concluded that the proposed dwellings would be further away from those properties and also offset. As a result he did not consider the change to outlook would be sufficient to harm living conditions. The setting back and reduction in height of the proposed dwellings will further reduce any impact.

54. The submitted shadow path analyses shows that for the majority of the year there will be no significant impact on loss of light or overshadowing of existing properties, however there is still an increased impact is during the winter months.
55. I am of the view that, given the reduction in height and setting back of the new dwellings, this additional impact, for a limited period of the year, is not likely to be sufficient to justify a refusal of the scheme.
56. The Inspector took the view that the dwellings could be set further back into the site without having an adverse affect on the setting of the adjacent listed building at 14 Green Street.

Impact on the setting of 14 Green Street

57. The Conservation Managers has not objected to the scheme and the Inspector took the view that the proposal did not harm the setting of the Listed Building. He also expressed the view that Plots 7-9 could be set further back into the site without adversely affecting the setting.
58. Previously the occupier of 14 Green Street comments that any consent should ensure appropriate boundary treatment, and that this should be formed by a suitably detailed replacement wall where the existing boundary treatment is to be removed, which matches the existing height, in order to maintain privacy and safeguard the setting of the listed building. I agree with this view and this matter can be addressed by a suitably worded condition.

Drainage

59. Anglian Water has been consulted on the application. It did not comment on the previous application and the Inspector did not raise any concern regarding drainage matters. The documentation submitted with the application suggests that the additional foul flow from the development can discharge into the existing sewer network and connect to an existing manhole in Green Street or a new connection in Short Lane. Conditions can be included in any consent requiring a detailed scheme for both foul and surface water drainage to be submitted for approval prior to commencement of development.

Open Space Provision

60. No public open space is provided within the site and I am of the view that this is a situation where an off-site contribution is appropriate. The applicant is aware of this requirement and a unilateral agreement was presented at the appeal which was accepted by the Inspector. A similar agreement is to be put forward with the current application, and this can be secured by condition.

Contamination

61. The applicant has carried out an initial investigation and has suggested the need for further work to be undertaken. The Councils' Scientific Officer is happy with this approach, which is normal procedure, and is content that the matter can be dealt with by a standard condition.

62. Education

63. The applicant has accepted the request from Cambridgeshire County Council for an education contribution and has included this in the draft heads of terms for a legal agreement, which will secure the contribution. This can be secured by condition.

Other matters

64. The Trees and Landscapes Officer has referred to the importance of the Sycamore tree in the front garden of that property, close to the boundary with the application site. The Trees and Landscapes Officer has requested further detail as to the construction of the car port structure attached to plots 1 and 2, which is in close proximity to this tree to ensure that it can be accommodated without prejudice to the retention and well-being of the tree. The applicant is aware of this point, and the matter can be controlled by suitably worded conditions.
65. A condition can be attached to any consent securing a scheme of archaeological investigation as required by Cambridgeshire Archaeology.
66. I will report the comments from Willingham Parish Council, along with any other representation received, in an update report or at the meeting, but am of the view that the revised application satisfactorily addresses the concerns of the Inspector in dismissing the appeal.

Recommendation

That subject to satisfactory resolution of the above, delegated powers be given to approve the application

Conditions to include:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 16401/103B; 104A, 105A, 106B, 107A, 1006, 1008A,
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. No development shall commence until full details of a scheme to protect the adjacent Sycamore tree from damage from foundations and construction has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly accordance with the approved scheme
(Reason - To protect trees, which are to be retained in order to protect the visual amenities of the area in accordance with Policies DP/1, DP/2, and NE/6 of the adopted Local Development Framework 2007.)
6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant 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.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

9. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
10. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
11. No development approved by this permission shall be commenced until:
 - a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
 - c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
 - d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.
(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 DP/1 of the adopted Local Development Framework 2007).
12. No development shall begin until details of a scheme for the provision of affordable housing, recreational and educational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies HG/3 and SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme

shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards affordable housing, recreational and educational infrastructure in accordance with the above-mentioned Policies and Policy DP/4 of the adopted Local Development Framework 2007.)

13. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Contractors' access arrangements for vehicles, plant and personnel;
 - ii) Contractors' site storage area(s) and compounds(s);
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles;
- Development shall not be carried out other than in accordance with the approved details.

(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

14. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

15. Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway in accordance with the details shown on Drawing No 16401/1005E prior to the occupation of the units hereby permitted, and shall thereafter be maintained free from any obstruction over a height of 600mm.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

16. The parking spaces shown on Drawing No 16401/1005E shall be provided in accordance with that drawing prior to the occupation of the development hereby permitted and shall thereafter be retained for the purpose of the parking of vehicles.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side west elevation of Plot 9 at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Supplementary Planning documents
- Planning File Refs: S/2285/10 and S/0234/10/

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