



Appeal Decision

Site visit made on 22 May 2024

by J Somers BSocSci (Planning) MA (HEC) MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 5th June 2024

Appeal Ref: APP/V0510/D/24/3339915

2 Sand Lane, Aldreth Cambridgeshire CB6 3PH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr N Warner against the decision of East Cambridgeshire District Council.
 - The application Ref 23/01346/FUL, dated 15 December 2023, was refused by notice dated 25 January 2024.
 - The development proposed is described as 'Single storey rear extension to replace existing and alterations to elevations.'
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect upon the living conditions of the appeal site, with particular regard to access to light and outlook.

Reasons

3. The appeal site forms one half of a semi-detached bungalow. The bungalow is of brick construction with a concrete tiled roof and contains an extension to the rear which is utilised as a utility room. The utility room is constructed in front of and encapsulates the existing rear bedroom window which although large, only receives secondary light passing through the windows in the Utility room/rear extension and would receive no natural ventilation from outside. Currently the rear bedroom has very poor access to secondary light, as well as having limited outlook or ventilation given that the window looks into the utility room of the dwelling.
4. It is proposed to demolish the utility room and construct a rear extension that is setback from the boundary and within the small setback would propose a narrow window to the rear bedroom providing primary access to natural light and ventilation. The proposed extension would be three metres deep with the proposed window to the rear bedroom having the tall boundary fence on one side and the extension to the other, giving a long and narrow tunnelling effect in terms of outlook. Whilst the outlook and ventilation would be better than the existing condition in terms of that access to light and ventilation would not be via another room, the proposal would still be poor and not to a level where it would be acceptable and in accordance with the Development Plan.
5. Consequently, the proposed scheme would not provide acceptable access to natural light and outlook, and would therefore be contrary to the East Cambridgeshire Local Plan Policy ENV2 which seeks that development not have

a detrimental impact upon the amenity of existing and future occupiers, which is also supported by the guidance regarding living condition as per the Haddenham Design Code and the Design Guide.

Conclusion

6. For the reasons given above, I conclude that the appeal is dismissed.

J Somers
INSPECTOR