



## Design Access and Heritage Statement

to accompany a Planning and Listed building application to demolish a steel shed and construct a single storey extension to the garage and build a tennis court



AT

Hill Side House,  
Heath Road,  
Swaffham Bulbeck  
Cambridge  
CB25 0LS

**1339C.P.400 – Rev A**

June 2022



## Introduction

This Design Access and Heritage Statement is proportional to the size and complexity of the proposals.

Our client would like to undertake two improvement projects to their home.

### Project 01

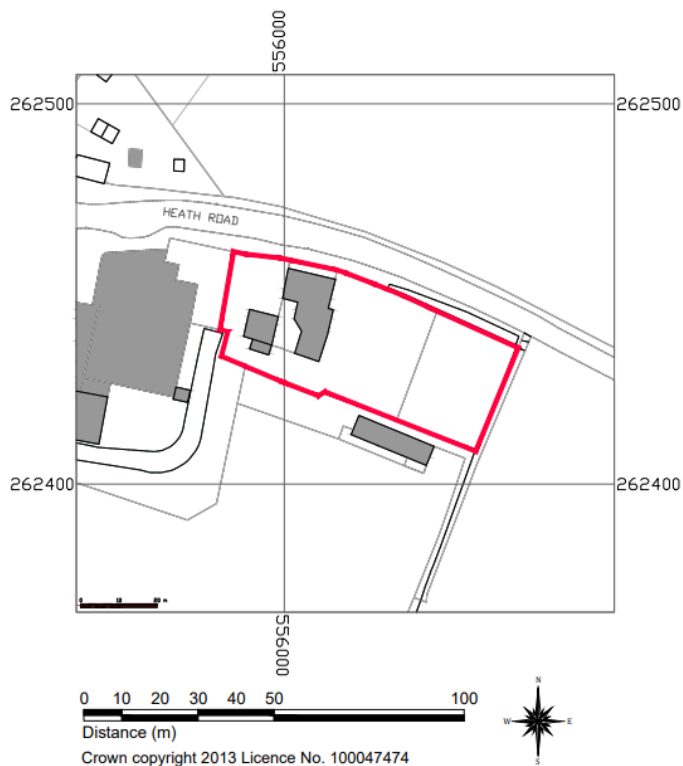
Remove an existing steel shed and construct a new single storey extension to the garage.

### Project 02

Construct a new tennis court with associated fencing

## Site Location

Hillside House is on the outskirts of Swaffham Bulbeck located on the south side of Heath Road which leads to Dullingham. The total curtilage of the site is approximately 2,300sqm.





## Planning History

According to ECDC public access system there are 8 previous applications relating to his property:

Erection of 2 storey building for office use.

Ref. No: 91/00155/FUL | Status: Application Permitted

Partial demolition and rebuilding of outbuilding to create an annexe. New oil tank.

Ref. No: 06/00530/FUL | Status: Application Permitted

Partial demolition and rebuilding of outbuilding to create an annexe.

Ref. No: 06/00531/LBC | Status: Application Permitted

Remedial works to bulging exterior clunch, new staircase to kitchen, door to rear lobby, remedial work for damp.

Ref. No: 08/00631/LBC | Status: Application Permitted

To create an opening from the annex passage to the kitchen stairs

Ref. No: 08/00893/LBC | Status: Application Permitted

Removal of roof and construction of single storey rear extension

Ref. No: 12/00014/LBC | Status: Application Permitted

Removal of roof and construction of single storey rear extension

Ref. No: 12/00016/FUL | Status: Application Permitted

EXTENSION TO OUTBUILDINGS FOR DOMESTIC PURPOSES

Ref. No: 78/00416/FUL | Status: Application Permitted

## Property Listing

Hill Side House is a Grade II Listed property. Its listing details are:

### Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1317176

Date first listed: 15-Jun-1984

Statutory Address 1: HILLSIDE HOUSE, HEATH ROAD

### Location

Statutory Address: HILLSIDE HOUSE, HEATH ROAD

County: Cambridgeshire

District: East Cambridgeshire (District Authority)

Parish: Swaffham Bulbeck

National Grid Reference: TL 56010 62451

Details: TL 56 SE SWAFFHAM BULBECK HEATH ROAD (South Side) 4/125 Hillside House



## GV II

Enclosure farmhouse, c1830. Clunch with gault brick front wall and low pitch, hipped, slate roof and end stacks. Double pile plan and two storeys and cellar. Flat arches to range of three recessed hung sashes of twelve panes each. Central doorway in double recessed round headed arch.

R.C.H.M. (North East Cambs.), p108, mon (24)

Listing NGR: TL5601062451

A full copy of the listing is included within appendix A

## Consultation

Our client has formally consulted ECDC through the PREAPP process. The PREAPP was for a significantly larger alteration to the existing garage. It involved:

- increasing the height to provide a first floor,
- increasing the overall length,
- physically connecting the garage to the remainder of the house,
- providing a flat roof terraced area for sitting and
- using the first floor as an annex.

The full PREAPP response is contained within Appendix B, however, suffice to say officers (Planning and Conservation Officers) did not support the scheme as submitted, however a reduced scheme where the overall height of the garage was reduced slightly, the link to the remainder of the house was removed and any form of cooking facilities within the annex were removed would likely be supported. Officers were also supportive of a partial flat roof to the rear of the garage where occupiers of the annex could sit and enjoy the south facing views.

Our client also emailed the PREAPP planning officer regarding the intention to construct a tennis court. A copy of their response is contained within Appendix C, however, suffice to say they were generally supportive of the proposals.

## Project 01

**Remove an existing steel shed and construct a new single storey extension to the garage.**





Existing steel shed at the rear of the garage

This project is related to the PREAPP enquiry, however, the extent and use of the submitted proposals are vastly different.

The proposals do NOT:

- increase the height to provide a first floor,
- physically connecting the garage to the remainder of the house
- provide a flat roof terraced area for sitting or,
- using the first floor as an annex.

The Proposals DO

- Provide a single storey flat roof extension to the garage to be used for additional storage.

The proposed materials for this project are:

**Walls** - Black timber cladding to match cladding found elsewhere on the garage and the house.



**Roof** - Single Ply membrane flat roof



Glazed lantern to provide natural light into the garage extension

**Rain water goods** – Black UPVC to match existing

There are no additional doors or windows (other than the roof lantern)



## **Project 02**

### **Construct a new tennis court with associated fencing**

The tennis court is located fully within the residential curtilage of Hill Side House on the amenity / garden land enjoyed by the owners.

The surface material will be permeable tarmac to ensure a hard wearing finish whilst not affecting surface water drainage to any unacceptable level. The tennis court constructors will provide our client with a maintenance schedule to ensure the surface remains permeable.

The perimeter fencing will be built utilising green chain link fencing.



## **Conclusion**

Both these projects are suitable for the property and its curtilage. Early PREAPP consultation suggests Project 01 will be entirely acceptable, the flat roof element was discussed with officers on site and considered acceptable. We have complied with all officer comments relating to the tennis court.

## Appendix A



# Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1317176**

Date first listed: **15-Jun-1984**

Statutory Address 1: **HILLSIDE HOUSE, HEATH ROAD**

**This List entry helps identify the building designated at this address for its special architectural or historic interest.**

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

**[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)** (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **HILLSIDE HOUSE, HEATH ROAD**

**The building or site itself may lie within the boundary of more than one authority.**

County: **Cambridgeshire**

District: **East Cambridgeshire (District Authority)**

Parish: **Swaffham Bulbeck**

National Grid Reference: **TL 56010 62451**

## Details

TL 56 SE SWAFFHAM BULBECK HEATH ROAD (South Side) 4/125 Hillside House

GV II

Enclosure farmhouse, c1830. Clunch with gault brick front wall and low pitch, hipped, slate roof and end stacks. Double pile plan and two storeys and cellar. Flat arches to range of three recessed hung sashes of twelve panes each.



Central doorway in double recessed round headed arch.

R.C.H.M. (North East Cambs.), p108, mon (24)

Listing NGR: TL5601062451

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **49424**

Legacy System: LBS

## Sources

### Other

An Inventory of the Historical Monuments in Cambridgeshire North East, (1972)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 14-Jun-2022 at 08:40:55.

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[\(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

End of official list entry



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## Appendix B



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

Telephone: Ely (01353) 665555  
DX41001 ELY Fax: (01353) 665240  
[www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)

Cambridge Architect Ltd  
FAO Mr Angus Jackson  
Studio 18  
23 Kings Street  
Cambridge  
CB1 1AH

*This matter is being dealt with by:*

Rachael Forbes

Telephone: 01353 616300  
E-mail: [rachael.forbes@eastcambs.gov.uk](mailto:rachael.forbes@eastcambs.gov.uk)  
My Ref: PREAPP/00036/22  
Your ref

4<sup>th</sup> April 2022

Dear Angus,

**Re: Rear extension to garage and construction of first floor over garage and 'link' between main house and garage to provide an additional bedroom area for teenage children at Hill Side House Heath Road Swaffham Bulbeck Cambridge Cambridgeshire**

Thank you for your pre-application enquiry received in this department on the 4th March 2022. This letter outlines the discussions of our meeting held on the 28th March 2022.

The following comments are made on the basis of the information provided. The issues raised may not be exhaustive, and should you submit a planning application other issues may arise which could affect the outcome of any application.

All planning applications are assessed against the statutory development plan for the District, which comprises the East Cambridgeshire Local Plan 2015 and the Cambridgeshire and Peterborough Minerals and Waste Plan 2036 and the appropriate policies are listed below. The Local Plan and the referenced policies are accessible via our website [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk), through the planning portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or a paper copy is available to view at the Council Offices.

The policies which are most relevant to your proposals are:

### *East Cambridgeshire Local Plan 2015*

- GROWTH 2 Locational strategy
- GROWTH 5 Presumption in favour of sustainable development
- HOU 8 Extension and replacement of dwellings in the countryside
- ENV 1 Landscape and settlement character
- ENV 2 Design
- ENV 4 Energy and water efficiency and renewable energy in construction
- ENV 10 Green Belt
- ENV 12 Listed Buildings

### *Supplementary Planning Documents*

Design Guide  
Climate Change SPD

### *National Planning Policy Framework 2021*

- 2 Achieving sustainable development
- 12 Achieving well-designed places
- 13 Protecting Green Belt Land
- 14 Meeting the challenge of climate change, flooding and coastal change
- 16 Conserving & enhancing the historic environment

*Technical Guidance to the National Planning Policy Framework*

**The Site and its Environment:**

Hill Side House is a Grade II Listed, early nineteenth century polite farmhouse (NHLE reference 1317176) situated to the east of Swaffham Bulbeck. The site is situated outside of the development envelope and is therefore considered to be in the countryside. The site is located adjacent to the Green Belt, which is situated to the south of the site.

**Planning Comments:**

The main considerations are the principle of development, visual amenity and the impact on the heritage asset, residential amenity and any other matters.

**Principle of Development:**

The East Cambridgeshire Local Plan 2015 does not contain a specific policy relating to residential annexes and applications for this type of proposal are assessed based on their functional relationship with an existing dwelling, to ensure they are not tantamount to the creation of a new dwelling or separate planning unit.

The submitted drawings show that there is proposed to be a rear extension and a first floor extension to the existing garage to provide an additional bedroom for teenage children on the first floor and the retention of the garage and the addition of a storage area on the ground floor. This would be attached to the main house by a flat roof link extension which would sit between the garage and single storey extension on the main house.

The proposed link and changes to the garage were considered not to be acceptable which will be discussed further in the relevant section below. Although the space above the garage is proposed to be an additional living space for teenage children, given the level of accommodation, it would be assessed as an annexe. Even with a reduction in accommodation (for example, the removal of the kitchen), the proposal would still be assessed as an annexe given its separation from the main dwelling (this would also be the case even if it were attached by a link).

We discussed that an annexe needs to have a functional link to the main dwelling but this did not mean that it had to be attached to the main dwelling. We have advised that the proposed link would not be supported as it would result in harm to the Listed Building (which is the paramount concern) and a detached annexe would be more appropriate in this case. It would need to be demonstrated as part of an application that the annexe has a functional link, for example, shared parking and garden space and the sharing of kitchen/washing facilities. Given that the building is proposed to be extended and to prevent future conversion without planning permission, we may look to condition that the garage/storage cannot be used as living space and we would also condition that the annexe is linked to the host dwelling as ancillary accommodation to the existing residential use of that property; in some cases, we have sought a legal agreement to tie the annexe to the main dwelling.

**Visual Amenity and Impact on the Heritage Asset:**

Policy ENV 1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure that they provide a complementary relationship with the existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.

Policy ENV 12 of the East Cambridgeshire Local Plan, 2015 states that Proposals that affect a Listed Building will not be permitted where it would have a detrimental impact on the visual, architectural or historic significance of the asset. Proposals to extend, alter or change the use of a Listed Building will only be permitted where they would:

- Preserve or enhance the significance of the building and not involve substantial or total loss of historic fabric.
- Be compatible with the character, architectural integrity and setting of the Listed Building; and
- Facilitate the long-term preservation of the building.

Proposals that affect the setting of a Listed Building will only be permitted where they would:

- Preserve or enhance those elements that make a positive contribution or better reveal the significance of the heritage asset
- Not materially harm the immediate or wider setting of the Listed Building
- Facilitate the long-term preservation of the building.

Policy HOU 8 states that proposals which seeks to extend an existing dwelling in the countryside will be supported where the extension to an existing dwelling is in keeping with the height, scale and character of the original dwelling and does not adversely affect the character and appearance of the locality or its countryside setting.

Policy ENV 10 states that where development is permitted adjacent to the Green Belt, account will be taken of any adverse impact on the purposes of the Green Belt. Development on the edges of settlements that are surrounded by Green Belt must include high quality landscape and design in order to protect the purposes of the Green Belt.

The paramount concern is the impact of the proposal to the Listed Building. It was discussed on site that the proposed development would result in overwhelming the main dwelling, particularly in light of the fact that it has been extended previously and the amount of built form proposed. It was discussed on site that the proposals submitted would not be supported but that the extension of the garage to incorporate the storage and first floor annexe may be acceptable. The proposal originally sought to extend the garage to the rear and it is considered that this would be the most appropriate form of extension, however the height of the garage (if it needed to be adjusted for head height) must not compete with the Listed Building.

It is also considered that the original proposal would be contrary to Policy HOU 8 as it would not be in keeping with the height, scale or character of the original dwelling.

The Conservation Officer has provided comments following the meeting; these are set out below in full:

*'The enquiry site is NHLE ref 1317176 Hillside House, a Grade II listed early C19 polite farmhouse located to the east of Swaffham Bulbeck.*

*The NPPF states:*

*'Heritage assets...are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*

*Historic England's 2017 Good Practice Advice in Planning Note 3 'The Setting of Heritage Assets' states:*

*'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.*

*When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change.*

*Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from...the significance of the asset.'*

*The outbuildings to the rear of Hillside House have already been annexed as domestic accommodation and a substantial extension was permitted in 2012. No building has an infinite capacity to absorb change and this is especially true of modestly-scaled traditional buildings such as this, which are very sensitive to over-development. In view of the other additions, it is considered that a further extension to incorporate the proposed annexe tips the balance of cumulative impact towards overwhelming its host.*

*The expansion of the garage (which is not of special interest) as a freestanding annexe might be easier to justify, although its proximity to the listed building would still restrict its dimensions, as it not generally appropriate for ancillary buildings to compete with the host dwelling'.*

In respect of the countryside location, Policy HOU 8 covers the extension of the dwelling however it is considered that these principles would also relate to the extension of the outbuilding. The District Design Guide contains guidance in relation to outbuildings (although this largely relates to a new outbuilding rather than the extension of one but again, the principles largely remain the same) which states that the proposed building should be of the minimum size necessary, the building should take account of the location in which it is to be set, which will affect its design, size, location, and finishing materials, it should not compete in any way, with the host dwelling; and in countryside locations, where all building is strictly controlled, any domestic outbuilding will be constrained by the same restrictions that apply to other development in such a location and outbuildings should not have the appearance/volume of a dwelling, as this will inevitably give rise to an unacceptable presence in the countryside, contrary to national policies to protect it.

If the application is for the extension of the garage only, it will not require Listed Building Consent.

#### Residential Amenity:

Policy ENV2 of the East Cambridgeshire Local Plan, 2015 states that proposals should ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers and occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.

The proposal includes rooflights and windows in the first-floor extension of the garage to serve the annexe. It is considered that although the proposal as submitted is not acceptable that a revised proposal would contain windows to serve this space. There are no neighbouring dwellings at present, however, there is a development of 19 dwellings being built adjacent to the site. From looking at the plans for that development, it is considered that the garage is set back into the site and is unlikely to directly overlook any future private amenity space, however, window positions should be considered in the design. If they are high level (cill height of 1.7 metres or above) or are situated 10 metres from the boundary, they would be highly unlikely to result in an overlooking impact. There are no concerns in respect of any overshadowing or overbearing impacts.

#### Trees:

If there are any trees on site or on an adjacent site that may be affected by development then information may be required to be submitted with the application. For works which are outside the Root Protection Area



(RPA) a Tree Protection Plan should be submitted. For works within the RPA, a Tree Protection Plan and Arboricultural Method Statement should be submitted.

### Climate Change SPD:

On 8<sup>th</sup> 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 – Energy and water efficiency and renewable energy in construction. Policy ENV 4 states that:

“All proposals for new development should 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.”

It goes on to state that:

“Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction, as set out in the Code for Sustainable Homes (or its successor)“

Policy CC1 of the SPD outlines how the requirements of ENV4 could be met, and also sets out the desired standard for small-scale development as proposed in this application:

*In order for an applicant to demonstrate how the above Local Plan policy requirement is to be met, a Sustainability Statement could usefully be prepared and submitted as part of the Design and Access Statement. The Sustainability Statement could outline the applicant's approach to:*

- a. Minimising demand for energy through design;*
- b. Maximising energy efficiency through design;*
- c. Carbon dioxide reduction achieved through items a and b above, and through incorporation of renewable and low carbon energy sources;*
- d. Water efficiency (including whether, for residential development, the design intends to voluntarily incorporate the Part G Building Regulations option of estimated water consumption set at no more than 110 litres per person per day, rather than the standard 125 l/p/d);*
- e. Site waste management;*
- f. Use of materials (such as low carbon-embodied materials); and*
- g. Adaptability of the building, as the climate continues to change.*

*More generally, such a Statement could usefully explain where, if any, the development proposes, on any of the above themes, to go beyond what is the statutory minimum in Building Regulations.”*

Policy CC2 of the SPD, encourages applicants for all development which involves the change of use and/or extension of an existing building to consider opportunities for improving the energy efficiency of the building. See the SPD for more detail.

Policy CC3 encourages all applicants to consider heat resilience and adaptable design in respect of the proposed development. See the SPD for more detail.

The Council encourage you to address the general requirement of policy ENV 4 to demonstrate how you have considered maximising all aspects of sustainable design and construction. You may wish to do this either through a Sustainability Statement (as above). Should you not wish to take up that opportunity, the failure to demonstrate how the application has maximised sustainability will be considered in balancing the application. Whilst the Council strongly encourages all developments to maximise sustainability, for this particular scheme it is unlikely that such a failure will result in a refusal on these criteria, however it would be referred to in the officer's report.

### Conclusion:

The proposal is likely to be supported if the garage is extended in such a way that it does not result in harm to the Listed Building as set out in the relevant section and if a functional link between the annexe and the main dwelling can be demonstrated.

As with any proposal, the only way to fully test the merits of the proposed development would be through the submission of a formal planning application.

Please see attached a list of relevant documents which is to be used as guidance only. It maybe when an application is submitted it comes to light further information is required, that has not been highlighted on this list.

Where specific design advice or examples of architectural buildings or styles have been given, please be aware that these are for illustrative purposes only in order to help inform the design process and are not a specific design instruction.

The above comments are made at Officer level only and do not prejudice any future decision, which may be taken by this Planning Authority. The information contained in this letter is based on the current situation and any future changes in National and Local Policies will not be reflected in this response. I hope this information is useful to you, and if you require any further advice please do not hesitate to contact me.

Yours sincerely,

**Rachael Forbes**  
**Planning Officer**

CC Mr Kane Astin Hill Side House Heath Road Swaffham Bulbeck Cambridgeshire CB25 0LS

# SUBMISSION CHECKLIST

**You will need to provide the following information in order for your application to be validated (Please use the corresponding validation checklist when submitting your application)**

- Completed application form, signed and dated
- Completed Ownership Certificate (A, B, C or D as applicable) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010

**N.B.** In addition, where Ownership Certificates B, C or D have been completed, notices as required by Article 11 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 must be given and/or published in accordance with this Article

- A location plan which identifies the land to which the application relates including a north indicator and relevant licence information (if based on OS data). The application site should be outlined in red to an adopted road and any adjoining land owned or controlled by the applicant should be outlined in blue. Location plans should be to a scale of either 1:1250 or 1:2500
- A copy of other plans and drawings or information necessary to describe the subject of the application, this may include:
  - Block plan of the site showing any site boundaries to a scale of 1:100 or 1:200
  - Existing and proposed elevations to a scale of either 1:50 or 1:100
  - Existing and proposed floor plans to a scale of either 1:50 or 1:100
  - Existing or proposed site sections and finished floor and site levels to a scale of either 1:50 or 1:100
  - Roof plans to a scale of either 1:50 or 1:100
- The appropriate fee, see fee sheet  
Officer Notes

**In addition, you may be required to provide the following:**

	Needed for validation	Needed to avoid Condition
Community Infrastructure Levy (CIL) Form 0 – Additional Questions Form Officer Notes_____	<input type="checkbox"/>	<input type="checkbox"/>
Planning Obligations Officer Notes_____	<input type="checkbox"/>	<input type="checkbox"/>
Design Statement/Development Brief (large scale development) Officer Notes_____	<input type="checkbox"/>	<input type="checkbox"/>
Design & Access Statement Officer Notes_____	<input type="checkbox"/>	<input type="checkbox"/>
If new access created Certificate B to be signed and notice served on Highways_____	<input type="checkbox"/>	<input type="checkbox"/>

	Needed for validation	Needed to avoid Condition
Heritage statement (assessment of significance to an extent necessary to understand the potential impact of the proposal (positive or negative) (see website for detailed guidance) Officer Notes _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Impact Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Impact Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Open Space Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Greenbelt Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Biodiversity Survey and/or Report Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Tree survey / Arboricultural statement Officer Notes only if trees will be affected as set out above. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Contamination Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Surface Water Drainage Details (pro-forma available on website) Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Assessment of the treatment of foul sewage Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Renewable Energy and Water Consumption Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Utilities statement Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed car parking and access arrangements Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Noise impact assessment Officer Notes _____	<input type="checkbox"/>	<input type="checkbox"/>
Air quality assessment	<input type="checkbox"/>	<input type="checkbox"/>

Officer Notes \_\_\_\_\_

Needed  
for  
validation

Needed to  
avoid  
Condition

Ventilation, Extraction details and Refuse disposal details

Officer Notes \_\_\_\_\_

Lighting scheme / Light pollution assessment

Officer Notes \_\_\_\_\_

Retail Assessment

Officer Notes \_\_\_\_\_

Affordable housing statement

Officer Notes \_\_\_\_\_

Statement of community involvement

Officer Notes \_\_\_\_\_

Structural Survey

Officer Notes \_\_\_\_\_

Details of Materials

Officer Notes \_\_\_\_\_

Detailed design of Doors / windows (including Garages and roof lights) / rainwater goods

Officer Notes \_\_\_\_\_

**From:** Rachael Forbes <[Rachael.Forbes@eastcambs.gov.uk](mailto:Rachael.Forbes@eastcambs.gov.uk)>

**Sent:** 20 May 2022 13:25

**To:** Kane Astin <[Kane@sab.co.uk](mailto:Kane@sab.co.uk)>

**Subject:** RE: Hillside House

Hi Kane,

I've discussed the proposal for the tennis court with the Conservation Officer. We don't have any real concerns to raise as the hedges to the front of the site should largely conceal it but we would advise that the perimeter fencing is green and that no lighting is proposed. I would also advise that you ensure that the land is within the residential curtilage (it looks like it is) and not agricultural land as that would require a change of use to garden land which we would be unlikely to support.

As the tennis court would be in the grounds of a listed building, it would require planning permission (but not listed building consent). You can include it as part of your annexe application if you wish to.

I hope the above is of assistance,

Kind Regards,

**Rachael Forbes**  
**Planning Officer**

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The Grange  
Nutholt Lane  
Ely  
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