
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0847

The erection of an extension and alterations to existing garage with proposed external first-level staircase, re-orientation of the roof pitch and the erection of a two space car port at MANOR CROFT, SWARKESTONE ROAD, BARROW ON TRENT, DERBY, DE73 7HF

Valid date: 26/07/2019

Consults expired: 06/09/2019

EIA development?

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

None relevant

Responses to consultations and publicity

The Highway Authority has no objection.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): SD1, BNE1, INF2, SD2
- Local Plan Part 2 (LP2):

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Planning considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

Design
Amenity
Parking provision

Planning assessment

Design

The building would resemble a traditional outbuilding respectful of its rural context and local distinctiveness. In conjunction with its well screened setting the building would not have any harmful effect on the general character of the area, or affect the nearby conservation area, in accordance with SPD and Policies BNE1 & H27.

The application specifies appropriate materials.

Amenity

The building would be set well away from other occupied buildings and the impacts on neighbours' living conditions would thus be acceptable and in accordance with SPD and Policies SD1 & H27.

Parking

Extensive driveway parking enables at least three cars to be parked and this would remain the case. As such there is no offence to the SPD or Policy INF2.

Flood Risk

The building would not contain habitable rooms and the floor levels would be as existing. An informative bringing the applicant's attention to the recent standing advice would adequately address this issue in accordance with policy SD2.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	12/09/2019
Report agreed:	19/09/2019
Authorised officer:	Tony Sylvester
