
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0834

Proposed Rear and side extension to create open plan living / kitchen space, pantry, utility, WC and study space at 73 Pack Horse Road, Melbourne, Derby, DE73 8BZ

Valid date: 01/08/2019

Consults expired: 07/09/2019

EIA development? No

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 Parish Council has no objection.

Melbourne Civic Society considers the proposal to be 'a bit shoe-horned in, and uninspiring' but raises no objection.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

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

Being single storey, and set to the side and rear, the extension would adopt a subordinate appearance

relative to the host and the impact on the general character of the area would be minimal.
The application specifies appropriate materials.

As such the proposal would be in accord with SPD and Policies BNE1 & H27.

Amenity

The extension would not overbear upon, or overlook the neighbours either side. Inter-visibility between ground floor windows to those at the rear would be precluded by existing boundary fencing/vegetation. The distance from the new rear main aspect to the bedroom windows of houses to the rear would exceed SPD guideline distances.

The impacts on neighbours' living conditions would thus be acceptable and in accordance with SPD and Policies SD1 & H27.

Parking

Existing provision would be unaffected and no further demand would be generated by the proposal. As such there is no offence to the SPD or Policy INF2.

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:	23/09/2019
Authorised officer:	Tony Sylvester
