
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0869

Single storey extension to rear, single storey extension to side and conversion of integral garage to living accommodation at 15 Cedar Croft, Aston on Trent, Derby, DE72 2DN

Valid date: 05/08/2019

Consults expired: 09/09/2019

EIA development? No

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

Relevant planning history

Condition attached to original permission precludes garage conversions without an application.

9/2019/0436 Similar proposal to subject application

Responses to consultations and publicity

None

Relevant policy, guidance and/or legislation

The relevant policies are:

- 2016 Local Plan Part 1: SD1, BNE1, INF2
- 2017 Local Plan Part 2: H27

National Guidance

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

Local Guidance

- South Derbyshire Design Guide SPD

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
- Fallback position

Planning assessment

Design

The extensions would be small scale and unobtrusive and respectful of the basic scale, form and proportions of the host, in accordance with SPD and Policies BNE1 & H27.

The application specifies appropriate materials.

Amenity

Screened by boundary fencing the single storey extensions would comply with SPD tests, and the impacts on neighbours' living conditions would thus be acceptable and in accordance with Policies SD1 & H27.

Parking

The frontage of the site is hard surfaced and provides space for at least two cars in a very lightly trafficked cul-de-sac. As such there is no offence to the SPD or Policy INF2.

Fallback position

With the exception of the use of the garage for a purpose other than garaging motor vehicles the proposals would be permitted development (albeit subject to prior notification for the rear extension). The preceding extant planning permission is broadly similar, albeit with slightly reduced dimensions.

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
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Report agreed:	30/09/2019
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Authorised officer:	Chris Nash
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