
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0872

The erection of a first floor extension and garage conversion at 6 Windmill Close, Boulton Moor, Derby, DE24 5AJ

Valid date: 05/08/2019

Consults expired: 09/09/2019

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

A neighbour raises concerns about congestion from construction vehicles, particularly in conjunction with vehicles visiting a nearby day care nursery run from a dwelling.

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): H27

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 design of the extension reflects the scale, materials and proportions of the host and the impact on the general character of the area would not be harmful, in accordance with Policies BNE1 & H27

Amenity

No 8 has a window set in reveal relative to the main frontage. However a 45 degree line projected from the centre of that window would not intersect the two-storey part of the proposal, in compliance with SPD guidelines. In all other respects the guidelines are met. The proposal is therefore compliant with Policies SD1 & H27 and the amenities of neighbours would not be unacceptably affected.

Parking

For a project of this scale it would not be reasonable to impose a traffic management requirement - should the highway be obstructed for any reason, separate enforcement powers are in place.

There is space for two cars at present with potential for a third one (encouraged by SPD) alongside on a vegetated part of the front garden. However as the street is not heavily trafficked or congested there is no good reason to compel its provision at this stage. Should another space be needed in the future the option is there for the owner to provide it under permitted development rights (subject to certain criteria). In the circumstances there is no offence to 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:	30/09/2019
Authorised officer:	Chris Nash
