
Delegated report Officer: Christina Farrer

Application ref. DMPA/2019/0839

The erection of a two storey extension to the side elevation, alterations to existing front porch, formation of a decking area to the rear and alterations to the existing access at 705 Burton Road, Midway, Swadlincote, DE11 0DL

Valid date: 09/08/2019

Consults expired: 11/09/2019

EIA development?

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

Relevant planning history

9/2018/0314 – Outline application for two dwellings to the rear with all matters reserved apart from access and scale. Conditionally approved including showing the existing access widened to provide an access to the land directly in front of No.705 and an adjacent access to serve the two new dwellings to the rear. conditionally approved.

9/2019/0595 – Reserved matters application for 2 dwellings with the layout showing the access arrangements as detailed above. Conditionally approved.

Responses to consultations and publicity

No comments have been received.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1: S2, SD1, SD3, BNE1, BNE4, INF2
- 2017 Local Plan Part 2: H27, BNE5, BNE7

Relevant local guidance is:

Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

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

Planning considerations

Taking into account the application made, the document 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 and the visual amenities of the area;
- Amenity of neighbours;
- Parking and highway safety; and
- Impact on existing trees.

Planning assessment

Design and the visual amenities of the area

Policy BNE1 highlights the importance of new development being visually attractive, appropriate and of a high standard of architectural quality. Policy H27 specifically relates to new residential extensions and householder development stating that such development 'will be permitted provided that the proposals: are of a scale and character in keeping with the property, and the general character of the area'. The Design SPD at Appendix A provides more detailed guidance on matters of scale, character and form, position and materials.

The proposed two storey extension would be set back from the front elevation of the dwelling and have a roof height, style (hipped) and pitch in keeping with the existing dwelling. The submission details how the white painted brickwork of the existing dwelling (ground floor) and the first floor grey pebble dash would be painted light grey and the ground floor of the extension would be red brick with light grey painted render above. The roof of the dwelling would be changed to grey concrete tiles with the extension's roof completed to match. All windows (existing and new) would have a grey finish.

The design of the extension would integrate well with the existing dwelling, being subordinate to it, and the materials would help unify the finished building in a way that would be in keeping with the locality which displays a mix of materials. For example, No.703 immediately to the east has previously been re-roofed with grey concrete tiles and its side elevation is red brick with render at first floor level.

The proposed porch and roof canopy would be a modest addition which would cause no harm to the visual amenities of the area. The proposed decking to the rear would have no visual impact on the public realm.

It is not considered necessary to impose a condition regarding materials as suitable materials are detailed on a submitted plan, which would be conditioned as an approved plan. This would be worded to allow any suitable variation of the materials.

In conclusion, the proposal would suitably comply with the relevant Local Plan Policies and the Design SPD in terms design and visual amenity subject to the aforementioned condition.

Amenity of neighbours

Policies SD1, BNE1 and H27 seek to protect the privacy and amenity of existing and future occupiers, with specific 'Distance Guidance' contained within the Design SPD.

The siting, design and window positions of the extension and front porch and canopy relative to the position of neighbouring dwellings and the two approved dwellings is such that there would be no adverse impact on the amenity of neighbours in terms of light to windows, privacy or any overbearing effect.

The proposed decking would finish just 0.42m above the existing ground level and its use would not result in a material loss of privacy for the occupiers of the neighbouring dwelling given this limited height the intervening boundary treatment (high fencing and a hedge).

The altered access to No.705 would have no amenity impact on neighbours.

In conclusion, it is considered that the proposals suitably comply with the relevant Local Plan Policies and the Design SPD in terms of neighbours' amenity.

Parking and highway safety

Policy INF2 requires that appropriate provision is made for safe and convenient access, and that

parking provision should have regard to parking standards. The Design SPD strongly encourages the provision of adequate parking spaces per dwelling, and recommends that two spaces be provided for homes of three bedrooms or more.

The existing vehicular access from Burton Road, which is positioned towards the left hand side of No.705's current frontage, would be extended across to provide a separate access to the area immediately fronting the existing dwelling. This leaves the existing access free to provide access to the approved 2 dwellings to the rear. The submitted site plan complies with the access details for the two dwellings and No.705 as approved under the outline and reserved matters application detailed above.

The submitted site plan shows adequate parking and turning facilities within the retained curtilage of No.705 for 2 cars, which meets the aims of the Design Guide for a 3 bedroom property. The provision and retention of this access and parking/turning arrangement can be secured by condition and informatives can mention the need to extend the existing dropped kerb (which requires consent from the Highway Authority) and the surfacing material/s. A further condition can control the future installation of gates close to the boundary of the classified road, as imposed on the reserved matters permission (including the access to NO.705).

The conditions are necessary for highway safety purposes and as this permission to extend No.705 and alter its access arrangements could be implemented independently of the permission for the two dwellings.

Subject to the aforementioned conditions the development would raises no highway safety issues, such that Local Plan Policy INF2 and the parking requirement of the Design SPD would be complied with.

Impact on existing trees

The development itself would have no impact on any existing trees, such that the requirements of Policies BNE4 and BNE7 would not compromised.

Other issues

The proposed curtilage for the dwelling accords with that approved under the above detailed outline and reserved matters permission such that the former would not undermine the implementation of the latter. The previous permission already established that the proposed reduced amenity space as adequate for No.705. The proposed side extension will not alter this assessment.

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:	30/09/2019
Report agreed:	04/10/2019
Authorised officer:	Richard Stewart
