
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0961

The erection of a side extension at FIELD HOUSE FARM, STANTON BY BRIDGE, DERBY, DE73 7NF

Valid date: 12/08/2019

Consults expired: 17/09/2019

EIA development?

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

Relevant planning history

2005/1346 Outline agricultural worker's dwelling

2006/0333 Reserved matters

2014/0693 Garage with annex

Responses to consultations and publicity

None

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): SD1, BNE1, BNE4, INF2
- Local Plan Part 2 (LP2): H25, H27, BNE5

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

- Design and landscape
- Size of resultant dwelling

Planning assessment

Design and Landscape

The design of the extension respects the basic scale, form and proportions of the host, in accordance with SPD and Policies BNE1 & H27.

The building is viewed in the context of an established farm group and there would be no discernible change to landscape character, in accordance with Policy BNE4.

Although part of the extension would be for domestic use it would also incorporate a farm office (absent from the original approved dwelling). The farm business is clearly well established on this site, with family farming presence in the local area for many years beforehand. In this context the resultant house would be commensurate with the needs of the enterprise and thus necessary in the terms of Policies H25 and BNE5.

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:	07/10/2019
Authorised officer:	Tony Sylvester
