

Hayley Holden

From: James Bate
Sent: 14 October 2019 13:33
To: SDDC Planning Applications
Subject: RE: Planning Application Consultation DMPA/2019/1039 - 29 Main Street, Milton, Derby, DE65 6EF

Good Afternoon Teresa,

I have considered this application and have also discussed with you the history of the case.

The section of curved boundary wall to the left side of the driveway was demolished and is annotated as "original wall reinstated" on the as existing plans. As such the reinstatement of this wall would not be regularised by this application as it appears on the 'as existing' plans and is not described as being a component for which retrospective approval is sought. If the applicant intends this element of the work to be regularised through this application then the works being proposed need to be clarified as including the reinstatement of this part of the wall otherwise the demolition and rebuilding of this section would remain unauthorised.

That aside the proposal would seek to widen the driveway and then form a similar curved return to the wall on the right side of the driveway. The application property, and its neighbour to the south at number 31 are both relatively recent additions to the streetscape of the conservation area, although the boundary wall along the frontage of the two plots appears to be somewhat older than the houses themselves the oldest section appears to be the small freestanding curved section to the north which has more squared blocks of stone and a different material, including more honey-coloured sandstone compared with the consistent grey of the longer section to the south. The proposal would seek to increase the width of the driveway and then to detail the new terminal end of the wall to the south with a curved return to match the previous (and now reinstated) section of wall to the north creating a more balanced opening.

In my view the works would result in an arrangement which would retain the contribution which the front boundary wall makes to the special architectural and historic character and appearance of the conservation area where a mixture of brick and stone boundary walls together make a positive contribution to the character of the area and sense of place.

It is not clear whether materials have been retained from demolition or whether new material will need to be sourced to match. I would suggest seeking clarification from the applicants and if new material is required then a material condition will be required together with conditions relating to mortar specification. Given the relative uniformity and narrow mortar joints on the unaffected areas of the wall I would suggest a sample panel condition to ensure that an appropriate standard of work can be achieved so as to match the retained sections.

Yours,

James Bate

Conservation Officer

T: 01283 595983

www.southderbyshire.gov.uk



From: Planning Applications [mailto:planningapplications@southderbyshire.gov.uk]

Sent: 30 September 2019 14:04

To: James Bate

Subject: Planning Application Consultation DMPA/2019/1039 - 29 Main Street, Milton, Derby, DE65 6EF

Ref. No: DMPA/2019/1039

The widening of the opening within front boundary wall (inclusive of relevant demolition consent) to facilitate a wider vehicle access to the highway at 29 Main Street, Milton, Derby, DE65 6EF

The above planning application has been received.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than 21/10/2019. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, or using the online form withing the online plannning register <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2019/1039>

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions you would wish to see attached to any grant of permission.

Please note that conditions will only be attached where they fulfil the tests for imposing conditions as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence (pre-commencement conditions) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions, where available.

If you object to the proposals as currently presented, please outline the full reasons for your objection as there is no guarantee that amendments or further information will be sought or received. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

a0b4J000000d25lQAA

]]>

