
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0956

The erection of a rear single storey extension at The Laurels, Weston Road, Weston on Trent, Derby, DE72 2BH

Valid date: 19/08/2019

Consults expired: 30/09/2019

EIA development?

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

Relevant planning history

9/2019/0466 Similar proposal

Responses to consultations and publicity

No responses received at the time of writing this report

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

Planning assessment

Design

The site is well screened by a roadside hedgerow on third party land (albeit less so in winter months). The long outbuilding (swimming pool), to which the extension would connect the host, is set a lower level such that its impact at present is quite small. In the context of the substantial side wall to the host

the extension would not appear out of scale and character.

The application specifies appropriate materials.

The extension would be demonstrably subordinate to the host, in accordance with SPD and Policies BNE1 & H27.

Amenity

The extension would have glazed panels facing the neighbouring south side boundary but there is sufficient distance and boundary screening so as not to cause unacceptable overlooking. The window in the north side would face the boundary hedge and an open field. The impacts on neighbours' living conditions would thus be acceptable and in accordance with SPD and Policies SD1 & H27.

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:	15/10/2019
Report agreed:	16/10/2019
Authorised officer:	Richard Stewart
