
Delegated report Officer: Teresa Turner

Application ref. DMOT/2019/0962

Application for approval of details required by condition 3 attached to the planning permission ref. 9/2019/0548 (relating to the demolition of the existing garage and the erection of two storey and single storey extensions and external alterations) at 53 Main Street, Etwall, Derby, DE65 6LP

Valid date: 22/08/2019

Consults expired: 01/10/2019

EIA development? No

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

Relevant planning history

Responses to consultations and publicity

The Conservation Officer comments that there would be no objection to the render and stone cladding details as these materials were specified on the approved plans and as such I can only ensure that a good quality stone cladding is being specified, which appears to be the case here. The colour specified also picks up on some of the honey coloured stone tones found on the nearby parish church. Concerns are raised with regard to the use of Marley Modern rooftiles which has a very thick leading edge which can result in a roof with a very stripy or corrugated appearance. Given the standard roofing material on the existing modern property and the existing corrugated concrete interlocking rooftiles on the neighbouring property and its associated garage, it would be difficult to sustain a significant objection to the proposed roof material.

Relevant policy, guidance and/or legislation

Planning considerations

Planning assessment

The submitted details for the materials are considered acceptable in the context of the immediate area and condition 3 of planning permission 9/2019/0548/FH is hereby formally discharged.

Recommendation

Approve

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: 10/10/2019

Report agreed: 16/10/2019

Authorised officer: Tony Sylvester
