
Delegated report Officer: Kim Parkes

Application ref. DMPA/2019/0836

The erection of a single storey side and rear extension at 38 Campion Road, Woodville, Swadlincote, DE11 7JL

Valid date: 22/07/2019

Consults expired: 14/10/2019

EIA development?

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

Relevant planning history

None.

Responses to consultations and publicity

None.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1: S2 (Presumption in Favour of Sustainable Development), SD1 (Amenity and Environmental Quality), BNE1 (Design Excellence),
- 2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development),

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

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- The effect on the amenities of neighbouring properties; and
- The appearance of the proposal;

Planning assessment

The effect on the amenities of neighbouring properties

The application property is a 2 storey semi-detached dwelling within a residential housing estate area in Woodville. The application property land levels slope up from the front elevation of the house to the rear of the plot by approximately 3/4m and from the front of the plot to the front elevation of the house by 1/4m. There driveway runs along the side of the house.

The application proposes to seek consent for a single storey extension to form a garage and home workshop.

The proposal would not affect the amenities of neighbouring properties by overlooking or overbearing upon them.

The appearance of the proposal

The immediate locality of the site is such that there are various elements added to the surrounding properties. The proposal is of a modest size and simple design that sits acceptably with the host property and its wider context. The design of all elements of the proposal are considered to be acceptable in terms of their appearance in context of the host property and the wider context of the site.

Other Considerations

There are no trees affected.

The resultant parking arrangement (drive providing 2 spaces) would suitably meet the needs of the host three bedroom property in accordance with the Council's SPD on parking.

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:	17/10/2019
Report agreed:	17/10/2019
Authorised officer:	Richard Stewart
