
Delegated report Officer: James Norton

Application ref. DMPA/2019/1032

The erection of a two storey side extension at 8 Bramley Court, Hatton, Derby, DE65 5QT

Valid date: 09/09/2019

Consults expired: 28/10/2019

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

County Highway Authority - No objection subject to the retention of two off street parking spaces

No neighbour representations have been 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):

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
Parking provision

Planning assessment

Design

This two storey side extension is set back and partially lower than the existing dwelling and would adopt a subordinate appearance relative to the host dwelling and the impact on the general character of the area would be minimal. The application specifies appropriate materials to match. As such the proposal would be in accord with SPD and Policies BNE1 & H27.

Amenity

The extension would not overbear upon, or overlook the neighbours either at the side or rear. Inter-visibility between ground floor windows to those at the rear would be precluded by existing boundary fencing/vegetation. There is no rear first floor window in the extended bedroom and therefore no issue with overlooking. The proposal would thus be acceptable and in accordance with SPD and Policies SD1 & H27.

Parking

Existing provision would be affected by the loss of the existing single garage. However, the property has three off street parking spaces available from the block paved driveway. No additional bedrooms are created and therefore no further demand would be generated by the proposal. As such the proposal complies with to the SPD and Policy INF2.

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:	24/10/2019
Report agreed:	04/11/2019
Authorised officer:	Tony Sylvester
