
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0982

The erection of a rear extension at 16 Elm Drive, Hilton, Derby, DE65 5GS

Valid date: 09/09/2019

Consults expired: 28/10/2019

EIA development? No

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

Relevant planning history

None

Responses to consultations and publicity

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 extension would be subordinate to the host and secluded from the public realm effectively mirror the example on the adjoining dwelling No 145.

The application specifies appropriate materials.

The extension would therefore be in accordance with SPD and Policies BNE1 & H27.

Amenity

Being single storey there would be no overbearing effect on the adjoining neighbour and in all other respects the SPD guidelines are satisfied. 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:	29/10/2019
Report agreed:	04/11/2019
Authorised officer:	Tony Sylvester
