
Delegated report Officer: Tony Burdett

Application ref. DMPA/2019/0889

The retention of alteration of vehicular access at 183 SWARKESTONE ROAD, CHELLASTON, DERBY, DE73 6UD

Valid date: 12/07/2019

Consults expired: 30/08/2019

EIA development?

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

Relevant planning history

9/2018/0096 - Variation of condition 2 attached to planning application 9/2011/0953 (for the erection of a dwelling) for alterations to the front and reposition of previously approved garage and the provision of a single storey link extension to the main house

9/2016/1181 - Retention of wall and raised ground - allowed on appeal

Responses to consultations and publicity

None

Relevant policy, guidance and/or legislation

The relevant policies are:

- Local Plan Part 1 (LP1): S1, S2, INF2

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 issue central to the determination of this application is:

- Highway safety

Planning assessment

Highway Safety

The access is complete and fundamentally as approved through 9/2018/0096. As such there is no material change to either highway safety or visual amenity considerations and there is thus no offence to Policy INF2.

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: 06/09/2019

Report agreed: 06/09/2019

Authorised officer: 
