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**Delegated report**      Officer: Teresa Turner

**Application ref. DMOT/2019/0938**

Non-material amendment to permission ref. 9/2019/0416 seeking to increase the size of the windows to the rear elevation by 900mm in width, relating to the removal of existing conservatory and the erection of an extension at 41 Askew Grove, Repton, Derby, DE65 6GR

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Valid date:                      05/08/2019

Consults expired:

EIA development?      No

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

**Relevant planning history**

9/2019/0416/FH for the removal of the existing conservatory and the erection of a rear single storey extension - approved on 2nd July 2019 with a condition that all external materials are to match the host building.

**Responses to consultations and publicity**

Not applicable for a non-material amendment application.

**Relevant policy, guidance and/or legislation**

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): BNE1, SD1
- 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**

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:

- Is the proposed amendment considered to be non-material?

**Planning assessment**

The south facing window of the approved single storey rear extension would face the amenity space of the host property and there is existing close boarded fencing of an adequate height to the east boundary of the site to preserve privacy levels at ground floor level between the new extension and the closet affected neighbour (39 Askew Grove). The proposed increase in the width of this window would have no increased impact on this neighbour.

## 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.

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| Recommendation made: | 09/09/2019 |
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| Report agreed: | 09/09/2019 |
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| Authorised officer: | Chris Nash |
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