
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2020/0104

Demolition of existing garage and the erection of a replacement garage at 22 Dale End Road, Hilton, Derby, DE65 5FW

Valid date: 29/01/2020

Consults expired: 21/02/2020

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 Highways Authority (CHA) offers no objection to the development.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- South Derbyshire Local Plan Part 1 (LP1): SD1: Amenity and Environmental Quality; and BNE1 Design Excellence
- South Derbyshire Local Plan Part 2 (LP2): H27 Residential Extension and other Householder Development and BNE7 Trees, Woodland and Hedgerows

The relevant local guidance is:

- ,
- South Derbyshire Design Guide Supplementary Planning Document (SPD) November 2017

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 (amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application are:

- The effect of the proposal on the character and appearance of the street scene;
- The effect of the proposal on the residential amenity of nearby occupiers and;
- The effect of the development on nearby trees

Planning assessment

The garage is proposed to replace the longstanding incumbent. It would be situated on a similar footprint (rear of the site), the more forward-positioned house therefore reading as the primary structure. No other incidental forms can be seen from the street such there is no case for overdevelopment of the site. This therefore reads as a standard situation; a good sized plot featuring a good sized detached home and an appropriately sized, subservient outbuilding.

Both the current garage and its proposed replacement sit outside of the main gaze of the adjacent primary spaces. The occupiers of No.36 Dale End Road are probably the people most affected (being the closest); the main windows there though looking southwards with the new form, at worst, sitting on the periphery of those views. Any loss of light or aspect caused by this 'alteration' is not felt to be significant.

Some mention must be made of the silver birch on site (rear garden). Whilst it has some stature, the tree is seen not to warrant a Tree Preservation Order (TPO), not felt either to be significantly prominent (due to its rear position) or seen to be directly affected by the build. The Council's Tree Officer is of similar opinion that a TPO is not warranted.

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:	25/03/2020
Report agreed:	25/03/2020
Authorised officer:	Tony Sylvester
