
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2020/1171

The erection of a single storey rear extension at 8, Siskin Close, Mickleover, Derby, DE3 0UL

Valid date: 02/11/2020

Consults expired: 08/01/2021

EIA development? No

Section 106 agreement? Not required

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

Relevant planning history

Permitted development intact here.

Responses to consultations and publicity

No comments received.

Relevant policy, guidance and/or legislation

The relevant policies are:

- 2016 Local Plan Part 1: S2 (Presumption in Favour of Sustainable Development); SD1 (Amenity and Environmental Quality); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development).

National Guidance:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Local Guidance:

- South Derbyshire Design Guide SPD (Design SPD)

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; and
- Impacts on amenity.

Planning assessment

Design

This structure is of a permitted size (for a detached house). Its form is consistent with the mode way of extending (flat roof), its finish (render) a move away from the predominant brick here but of limited consequence thereafter in what is a private situation.

Impacts on amenity

The proposal is complicit with the space around dwellings requirements of the SPD, its size, small enough as not to unduly jar (with a strong 'permitted' fall back position) whilst the new views it allows (windows on rear and side) are either suitably screened (in respect of neighbouring ground floor windows) or over 15m away (neighbouring first floor windows).

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:	11/01/2021
Report agreed:	11/01/2021
Authorised officer:	Richard Stewart
