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**Delegated report**      Officer: Tony Burdett

**Application ref. DMPA/2020/1456**

The erection of a two-storey rear extension and front extension at 41 Main Street, Ambaston, Derby, DE72 3ES

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Valid date:                      23/12/2020

Consults expired:              18/02/2021

EIA development?              No

Section 106 agreement?      Not required

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

**Relevant planning history**

898/368 - Garage and study

**Responses to consultations and publicity**

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

The relevant Development Plan policies are:

Local Plan Part 1 (LP1): SD1 (Amenity and Environmental Quality), SD2 (Flood Risk), S8 (Green Belt) BNE1 (Design Excellence), INF2 (Sustainable Transport)

Local Plan Part 2 (LP2): H27 (Residential Extensions and Other Householder Development)

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:

Green Belt

Design

Amenity

Flood Risk

Parking provision

**Planning assessment**

Green Belt

The house has already been extended at single storey to the side. Nevertheless the proposal is subordinate in scale to the host and would not result in a disproportionate increase beyond the original house, so there is thus no conflict with Policy S8.

Design

The proposed canopy to the front would result in a similar character to neighbouring dwellings. The two storey extension to the rear would not be generally visible from the street although views would be available from the nearby right of way to the north. Nevertheless the extension would not be obtrusive and there would be no demonstrable harm to the general character of the area, in accordance with Policies BNE1 & H27.

#### Amenity

Having regard to the proximity of neighbours' main and secondary windows, existing boundary screening and intervening public highway, the proposal is wholly compliant with SPD separation guidelines. The impacts on neighbours' living conditions would thus be acceptable and in accordance Policies SD1 & H27.

#### Flood Risk

The proposal, being 'householder' is for 'minor development'. The NPPG states that no sequential or exception tests are necessary for such development. The guidance also states that in general such types of development are unlikely to raise significant flood risk issues. Environment Agency Standing advice offers guidance on how to protect the subject dwelling from increased risk of flood, notably by ensuring that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. In this case a suitably worded condition would ensure that the new floor levels are no lower than as existing, in accordance with Policy SD2.

#### Parking

No additional bedrooms would be created so the existing parking arrangements remain adequate and in accord with Policy INF2.

### 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.

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| Recommendation made: | 22/02/2021       |
| Report agreed:       | 22/02/2021       |
| Authorised officer:  | Steffan Saunders |

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