
Delegated report Officer: Kirsty Harte

Application ref. DMPA/2020/1449

The erection of a single storey rear extension at 4 Pear Tree Close, Hartshorne, Derbyshire, DE11 7AQ

Valid date: 18/12/2020

Consults expired: 16/02/2021

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

None

Responses to consultations and publicity

None received

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local Plan Part 1 (LP1): SD1 (Amenity and Environmental Quality); and BNE1 (Design Excellence) ☐
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:

- Design; and
- Amenity

Planning assessment

Design

The proposal would be subordinate to the host and would reflect its proportions without harm to the general character of the area, in accordance with Policies BNE1 & H27.

Amenity

Having regard to the proximity of neighbouring dwellings and existing boundary screening the proposal does not exceed the relevant minimum distance guidelines set out in the SPD. The impacts on neighbours' living conditions would thus be acceptable and in accordance Policies SD1 & H27.

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:	18/02/2021
Report agreed:	22/02/2021
Authorised officer:	Steffan Saunders
