
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2020/1353

The erection of a first floor extension at 8 Woodview Road, Newhall, Swadlincote, DE11 0UG

Valid date: 07/12/2020

Consults expired: 09/02/2021

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

2015/1140 - Erection of dwelling adjacent - Approved Jan 2016.

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); SD4 (Contaminated Land and Mining Legacy Issues); INF2 (Sustainable Transport); 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;
- Impacts on amenity;
- Highway safety; and
- Coal Mining Legacy

Planning assessment

Design

The proposal is considered to be in-keeping, appearing as a smaller, subservient form in the context

using matching materials to aid assimilation.

Impacts on amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither unduly overbearing or causing a high level of overlooking. The new mass is close to the boundary with the detached property adjacent (and that can be oppressive) but its limited size is not felt to dominate the context to where a high level of harm would be caused, its impact small in comparison, to the current gable end there, certainly not as tall or as wide.

Highway Safety

Plans show two car spaces on the drive. That level of provision meets the SPD 'ideal' figure for a 3 bedroomed house in this context.

Coal Impacts

See relevant Coal Board informative on the decision notice. The site falls within the 'Development High Risk Area'.

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:	22/02/2021
Report agreed:	22/02/2021
Authorised officer:	Richard Stewart
