
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/0054

The erection of an extension at 19 Derwent Close, Hilton, Derby, DE65 5AD

Valid date: 14/01/2021

Consults expired: 12/03/2021

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

2015/0677 - Approval of reserved matters - Dec 2015.

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); INF2 (Sustainable Transport); SD2 (Flood Risk); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development);
- Hilton Neighbourhood Development Plan (Emerging document)

National Guidance:Local Plan

- 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;
- Parking;
- Flood risk.

Planning assessment

Design

The new part of the house would be so recessive in the context, that its being would cause no great harm to the character of the area. Flat roofed parts can be found across the estate and similar impacts (in regards design) could be achieved by way of permitted development. This isn't to say however that this development is permitted (too wide off a side wall). It does encroach on the garage but the garage (if indeed constructed of brick as shown on the plans, rather than render) offers a useful contrast.

Impacts on amenity

It is considered the development complies with the space around dwellings requirements of the SPD neither so tall as to overbear on nearby primary windows whilst appropriately separated/screened thereafter as not to create an overlooking situation.

Parking

The proposal does not impinge on current parking provision.

Flood Risk

Whilst the property lies within an area of higher flood risk (zone 3), the Environment Agency point towards their standing advice - see condition 4 of the decision notice.

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:	10/03/2021
Report agreed:	10/03/2021
Authorised officer:	Richard Stewart
