
Delegated report Officer: Tony Burdett

Application ref. DMPA/2021/0438

The erection of a single storey rear extension and rendering of rear elevation at 66 Little Moorside, Aston On Trent, Derby, DE72 2DZ

Valid date: 12/03/2021

Consults expired: 19/04/2021

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 relevant.

Responses to consultations and publicity

None.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): SD1 (Amenity and Environmental Quality), 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:

- Design; and
- Amenity.

Planning assessment

Design

The proposal would appear subordinate to the host and would not detract from the form of the traditional building. Although render would change the appearance of the existing rear elevation, this is work that could be carried out as permitted development. In the circumstances there would be no 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 and existing boundary screening 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.

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:	19/04/2021
Report agreed:	06/05/2021
Authorised officer:	Richard Stewart
