
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/0526

The erection of an extension at 10 Windmill Road, Etwall, Derby, DE65 6JX

Valid date: 24/03/2021

Consults expired: 28/04/2021

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

No relevant history.

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); 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; and
- Highway safety

Planning assessment

Design

Plans have changed from those first submitted to where the proposed mass now sits flush with the principle elevation, rather than in front of it. I'd offer as such the form is permissible although also

acknowledged that the materials differ from those of the host. I would argue however the clad is not so glaring/so prominent as to require a change, due in part to screening in place - mature vegetation and parked cars and in part to the recessive qualities of wood, it aiding subservience, in my view. I'd as also that the houses on this side of the street do have single storey parts to the side (with flat roofs), some garages, some tall wooden gates etc so the extension here wouldn't be hugely out of place as to offer anything other than a recommendation to approve.

Impacts on amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither of such a size as to cause overbearance or with windows that would cause a significant level of overlooking.

Highway Safety

The proposal would be built on space currently capable of parking a car, such provision would drop from two off-road spaces to one. Whilst that would be of some detriment, the extension is primarily permissible so could be built without Local Planning Authority (LPA) involvement so I suggest not asking for a compensatory space by way of condition. There is space to create a second space (with modest alteration to the frontage) should the occupier require it. Had this been in a classified road/busier more trafficked context, a different view may have been reached, the same if more bedrooms had been added (which they haven't).

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:	18/05/2021
Report agreed:	19/05/2021
Authorised officer:	Richard Stewart
