

Item No. 1.4

Ref. No. [DMPA/2021/0744](#)

Valid date: 20/05/2021

Applicant: Andrew Bennett

Agent: None

Proposal: The erection of a single storey rear extension and ramped access at 8 Edward Street, Hartshorne, Swadlincote, DE11 7HG

Ward: Woodville

Reason for committee determination

This item is presented at Committee as South Derbyshire District Council are the applicants, as the property is Council owned.

Site Description

The application site is a two storey semi detached property located within a residential area. The frontage is enclosed by a low level wall, with the rear garden being enclosed by timber fencing. There is currently a single storey flat roof projection to the side which appears to be part of the original dwelling. There is a dropped vehicular crossing providing access to an area of hard standing within the site for at least one vehicle and no on street parking restrictions. There is an electric sub station adjacent the eastern boundary, with no residential neighbours to the rear.

The proposal

The application seeks permission for the erection of a single storey extension to the rear. This is proposed to be constructed using materials to match the existing property and has been designed with a pitched roof and matching fenestration detailing.

Applicant's supporting information

Non submitted, save for the Proposed Plans.

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): S2 (Presumption in Favour of Sustainable Development), SD1 (Amenity and Environmental Quality), INF2 (Sustainable Transport); and BNE1 (Design Excellence).
- Local Plan Part 2 (LP2): H27 (Residential Extensions and Other Householder Development).

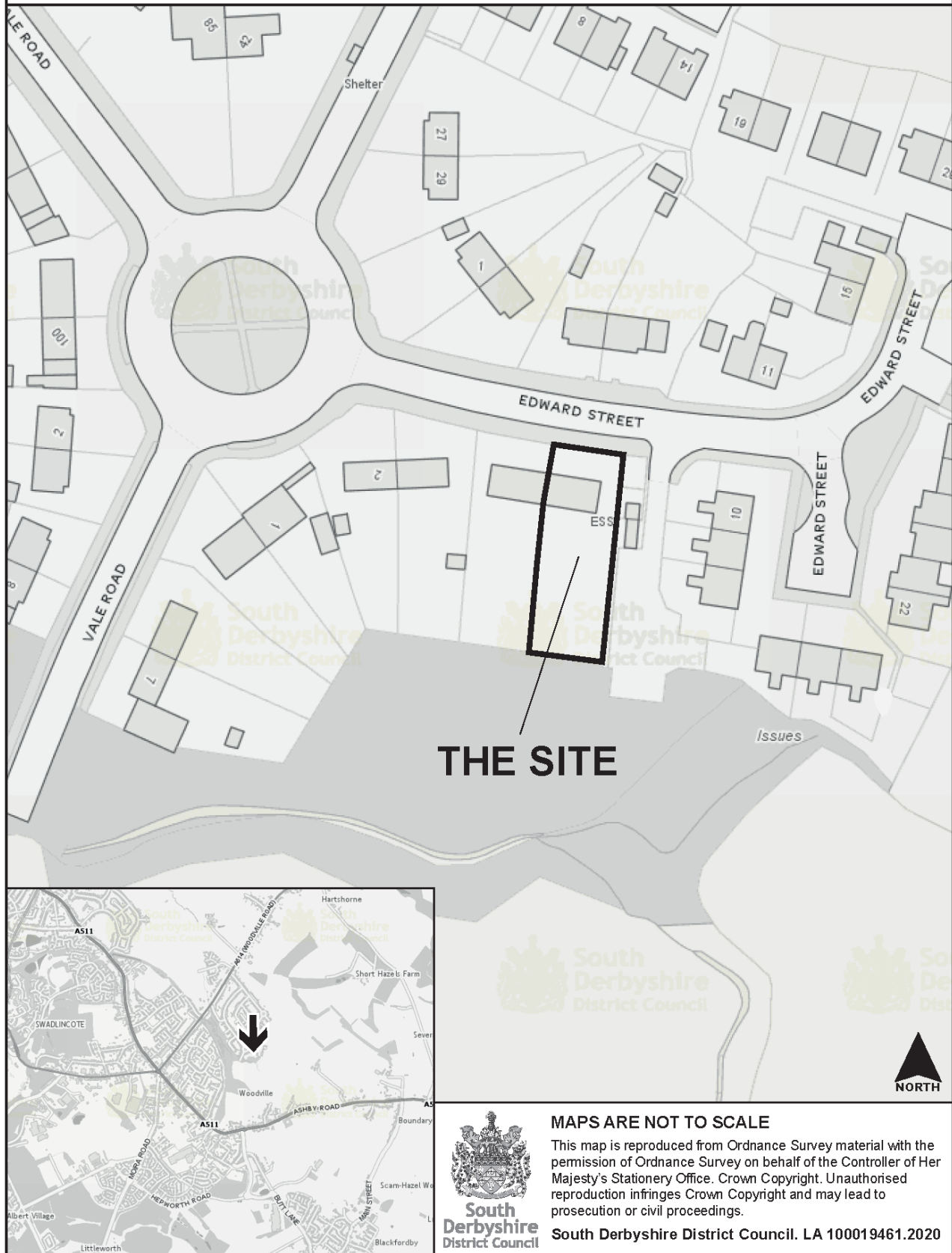
The relevant local guidance is:

- South Derbyshire Design Guide SPD (Design SPD)

The relevant national guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

DMPA/2021/0744 - 8 Edward Street, Hartshorne, Swadlincote DE11 7HG



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
- Impacts on amenity

Planning assessment

Design

The extension is to the rear of the property such its design has limited potential to impact on the character of the area; indeed it appears something not dissimilar could be achieved under householder permitted development rights. By virtue of its modest size, it reads as a subservient part, generally complimentary to the scale of the host. In addition, proposed materials will match those of the existing. Taking on board the points raised above, it is considered that the proposal complies with the requirements of policies BNE1 and H27.

Impacts on amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither so big as to appear unduly oppressive to the neighbours or overlook windows to where privacy levels would be significantly reduced. The build is significantly set away from the closest shared boundary and that helps lessen its impact. It is considered that the proposal complies with the requirements of policies SD1 and H27 such that there would be no demonstrable impact on the amenity of the occupants of nearby dwellings.

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:

Approve permission subject to the following conditions

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following drawing(s);
Proposed Plans Ref 5292 AMB 02; unless as otherwise required by condition attached to this permission or following approval of an application made pursuant to Section 96A of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt and in the interests of achieving sustainable development.