
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/1407

The erection of a two storey extension, dormer and double garage at Elm Tree Farm, Lucas Lane, Hilton, Derby, DE65 5FL

Valid date: 13/09/2021

Consults expired: 13/10/2021

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

682/446 - Conversion to create two dwellings - approved September 1982 (PD intact).

Responses to consultations and publicity

County Highways Authority (CHA) - no objection subject to a condition being included in any consent requiring the access to be surfaced in a solid, bound material for at least 5m into the site from the highway boundary prior to the extension being occupied and/or the garage being taken into use to prevent stones and debris being dragged onto the highway with the potential danger to highway safety.

One neighbour comment was received expressing general support for the proposal.

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); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: BNE5 (Development in Rural Areas) and H27 (Residential Extensions and Other Householder Development)
- Hilton Neighbourhood Development Plan 2021

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 show a scheme of modernisation here, in the most part just cosmetic and of a permitted scale but there is new mass proposed in the shape of a rear two storey extension and a side dormer window. The house is set well back from the highway and softened/screened by the cottage to which it is attached to where the work proposed will not easily be seen from the public realm or indeed be of a size/orientation as to confuse the context unduly. In terms of new mass, it is considered to be subservient to the context and therefore acceptable, certainly softening the impact of the awkward gable form (east elevation).

Plans show a timber clad double garage as well but this would be to the rear-most part of the site, still well associated with the dwelling and in an area where historically there have been outbuildings. Impacts on what is edge of settlement/rural area are considered not to be excessive as to offer anything other than support.

Impacts on amenity

The proposed changes are considered to comply with the base requirements of the SPD, neither causing a significant reduction in privacy or overbearing (in terms of the new mass) to where adjacent primary spaces would overshadowed.

Highway Safety

The changes presented do not alter highway conditions here, the enlarged drive space improving off road parking/turning capability. CHA have requested the applicant is advised to avoid gravel (from the drive) spilling out onto the highway, and that will be added as an informative, rather than a condition, as the work is actually permitted and an informative would be more consistent with how CHA have advised in similar situations.

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:	08/11/2021
Report agreed:	08/11/2021
Authorised officer:	Emma Palmer-Barnes
