
Delegated report Officer: Jessica Cheadle

Application ref. DMPA/2021/0758

The erection of a two storey side extension at 17 Rowley Close, Swadlincote, DE11 8LX

Valid date: 15/09/2021

Consults expired: 07/10/2021

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

9/1095/0529/O Residential Development, Forestry Centre, Urban Woodland - Approved subject to conditions 30.9.96

9/1097/0619/S Urban Forest Park, Ground Modelling, Footpaths etc. - Approved subject to conditions 08.12.97

9/199/0820/D 88 Houses - Approved subject to conditions - 1.4.99

9/1999/152/F Emergency Access - Approved subject to conditions - 8.7.99

9/1999/0828/R Variation of condition 1 of 9/1095/0520/O - Approval subject to conditions 8.2.00

Responses to consultations and publicity

No comments received.

Relevant policy, guidance and/or legislation

The relevant policies are:

- 2016 Local Plan Part 1 (LP1) : S2 (Presumption in Favour of Sustainable Development); SD1 (Amenity and Environmental Quality); INF2 (Sustainable Transport); and BNE1 (Design Excellence)
- 2017 Local Plan Part 2 (LP2) : 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 show a two storey side extension stretching for 3.5m above the existing garage and extending 3.10m beyond the length of the existing garage at two storey height. The extension is subordinate to the original dwelling and set back from the dwelling, reflecting a similar design seen throughout the street. The proposed extensions would be both in-scale and sympathetic additions to the existing dwelling and the two storey extension to the side would not be out of keeping with the existing development or the character of the existing streetscene. This is in accordance with Policy BNE1 & H27.

Impact on amenity

The dwelling is part of a development that is built upon a hill and overlooking occurs between all properties due both the position of the properties and the density of the development. Due to the angles of the neighbouring properties (no. 19 & 15) there is no significant impact caused by overlooking and overshadowing to the neighbouring dwellings. The proposal is considered to comply with the space around dwellings requirements of the SPD, neither unduly oppressive in terms of massing (to where a harmful level of overshadowing could be cited to neighbouring properties) or where there would be an obvious breach of the minimum distance requirements of the SPD. The SPD (a long established document which guides when overlooking is raised) details a need for a minimum distance of 12m (between a blank elevation and primary windows) and that distance is met.

Highway Safety

It is proposed to increase the amount of bedrooms in the dwelling from 3 to 4. Within the SPD the Council recommends that there is three car parking spaces provided for homes of four bedrooms or more. As a garage that meets the requirements within the SPD for a garage size, is proposed to be included as part of the extension. This counts as a parking space, therefore the required levels of parking provision are met.

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:	04/11/2021
Report agreed:	10/11/2021
Authorised officer:	Steffan Saunders
