
Delegated report Officer: Jessica Cheadle

Application ref. DMPA/2021/1431

The erection of a single storey rear extension at 34 Merlin Way, Mickleover, Derby, DE3 0SL

Valid date: 17/09/2021

Consults expired: 14/10/2021

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

9/2002/1274 - The erection of extensions - approved January 2003.

Responses to consultations and publicity

One neighbour comment was received providing support to the application.

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 proposed erection of a single storey extension rear of the property, to replace the existing

conservatory. The extension is proposed to fully link into the existing extension that is seen at the back of the dwelling. At the longest point the proposal extends 4.4m from the rear of the dwelling. The proposed extension would be both in-scale and sympathetic additions to the existing dwelling and the single storey extension to the rear 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 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 windows and doors that are proposed on the property are to replace ones that are existing and at a single storey level.

Although there will be some disturbance during construction, this is not a reason for refusal as it will be a short term issue.

Highway Safety

The proposal does not alter / reduce current levels of parking provision. Highway conditions therefore (in terms of safety) are not unduly affected.

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:	12/11/2021
Authorised officer:	Steffan Saunders
