
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/1443

The erection of extensions at 10 Pine Close, Etwall, Derby, DE65 6JQ

Valid date: 20/09/2021

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

2015/1105 - Extensions to 10 Pine Close - approved Dec 2015 (and since built).

Responses to consultations and publicity

One comment was received through consultation showing interest in the testing of the principle of extending to the front of the properties here.

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: 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

This is cul de sac of bungalows, some character, in terms of them all being single storey but some variety, given some are gable fronted, some not; and some variance in building lines and land levels, certainly in respect of this property, it being set back further than the others (on the western part of the

street) to accommodate the turning head on the highway. To that end (and noting the comment of the neighbour) I would say that there is scope to alter to the front here as is proposed but that a front extension may be found to be of harm elsewhere.

The overall extension is subservient in size, in relation to the host, its impact usefully diminished as this house sits slightly lower than the highway (also a reason why others that sit slightly elevated from the highway may not be supported similarly, due to increased prominence). A new skin of fresh materials will tie all elements together and present as a modern form, different from the others but not so awkwardly, as to offer a refusal. Yes, there is some encroachment towards the highway (as was allowed back in 2015 - see history) but this plot is unique in the context (with a smallish) back garden to where an extension at the front would not jar as much as it could do elsewhere.

Impacts on amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither causing a situation where neighbouring primary spaces would be overshadowed or where a privacy would be harmed. The mass is not of a situation or size as to unduly overbear (especially being on lower ground than the bungalow to the north) whilst the new windows do not look directly into adjacent primary spaces, or if they do, a suitably tall fence intervenes.

Highway Safety

The parking provision here is adequate for the offer of the house, the drive space capable of parking 3-4 cars. The build does come close to the pavement/footpath but an informative will be added to ensure the integrity of the immediate Public Right Of Way (PROW Etwall 1) is not compromised.

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:	15/11/2021
Report agreed:	15/11/2021
Authorised officer:	Steffan Saunders
