
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1457

The erection of a side extension and loft conversion with the erection of a double garage at Hillfields Bungalow, Gorsey Lane, Netherseal, Swadlincote, DE12 8AR

Valid date: 22/09/2021

Consults expired: 15/10/2021

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

No relevant planning history

Responses to consultations and publicity

Response from member of public - No objection to the design, and won't spoil my view and it will blend into the hill.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:-

Local Plan Part 1 (LP1): SD1 (Amenity and Environmental Quality); and BNE1 (Design Excellence); and INF2 (Sustainable Transport)

Local Plan Part 2 (LP2): H27 (Residential Extensions and Other Householder Development)

The relevant local guidance is:

South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

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

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;
- Amenity;
- Highways Safety

Planning assessment

Design

The property sits in a relatively isolated location with a small scattering of dwellings to the north west. These are relatively low lying, of a form similar to that of the application property, which is modest in scale and form. The proposed extension would be located to the east of the host dwelling and would be 6.2m in width, slightly inset from the existing forward projecting gable and running the depth of the existing property. It would have a forward facing gable, which due to its width would become the dominant feature to the front of the property and a large dormer window to the rear to serve the first floor room created in the roof space. The height of the existing property would not increase and the proposed extension would follow the ridge height of this through. The proposed dormer window would be a large addition to the rear, however this is no higher than the ridge, set up from the eaves and has a dual pitch roof which attempts to break up the bulk of the single form, and on balance given its location to the rear and the scale of the addition in relation to the entire roof is considered to be an acceptable addition. Whilst the proposal would not be a subservient addition to the host, it respects the proportions and form of the host and it is considered that the plot can withstand a development of this

scale. The materials proposed are to match the existing host which would be of benefit.

Amenity

The proposed extension would be visible from the public realm of Gorsey Lane and is the only property along this stretch of the road. However, it is not considered that the addition would have an adverse effect on the street scene or the open countryside, being a relatively low lying addition to an existing modest property. The separating distances are above guidelines set out in the Council's Design SPD as the nearest property (Broomfields Farm), is 160 m away from the existing host dwelling. The proposals would not be considered to adversely impact on the amenities of surrounding neighbours.

Highway Safety

Policy INF2 requires that appropriate provision is made for safe and convenient access, and that parking provision should have regard to parking standards (to be published as a SPD). The Design SPD strongly encourages the provision of 2 parking spaces per dwelling, and recommends that three spaces are provided for homes of four bedrooms or more. It is considered that there would be adequate parking provision retained within the plot to satisfy this policy.

Conclusion

In conclusion it is considered that the proposals would be in accordance with the requirements of the NPPF, the Council's SPD Policy BNE1, & INF2 of the LP1 and Policy H27 of the LP2 and there are no material considerations to take a decision at variance to these policies.

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:	16/11/2021
Report agreed:	17/11/2021
Authorised officer:	Sarah Beeby
