
Delegated report Officer: Sarah Beeby

Application ref. DMOT/2021/1380

Approval of details required by conditions 3 and 4 attached to ref. DMPA/2021/0894 (The erection of two first floor dormer windows, infilling of existing carport and extension of garage) at Valley View, 46 Penn Lane, Melbourne, Derby, DE73 8EQ

Valid date: 08/09/2021

Consults expired:

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

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

Conservation Officer - No objections to the details shown.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

The only considerations relevant to this application are the details requested under conditions 3 and 4 which relate to materials and external appearance, particularly of the dormer windows, eaves and verges. The reasons for these conditions being in the visual interest of the building and its contextual surroundings within the conservation area.

Planning assessment

Condition 3 states that 'All external materials used in the development shall match those used in the existing building in colour, coursing and texture unless, prior to their incorporation into the development hereby approved, alternative details are first submitted to and approved in writing by the Local Planning Authority pursuant to an application made in that regard, whereafter the approved alternative details shall be incorporated into the development'.

Condition 4 states 'Prior to their incorporation in to the development hereby approved, details of the external appearance of the dormer window elevations (materials) and the eaves and verge details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include drawings to a minimum scale of 1:10. The dormers, eaves and verges shall be constructed in accordance with the approved drawings'.

The plans show the reuse of tiles from the rear of the dwelling to be used on the front dormer for the roof and the use of cedar cladding in slate grey for the cheeks and face of the dormers with fascias and soffits to match. The verge/ridge detail is considered to be appropriate to satisfy condition 4.

All infill brick work and all new roof tiles (to be located to the rear) are annotated on the plans to match the existing and this is considered to be acceptable and in accordance with condition 3.

Recommendation

Approve

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:	13/09/2021
Report agreed:	17/11/2021
Authorised officer:	Steffan Saunders
