
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/1438

The erection of extensions at 14 Aults Close, Findern, Derby, DE65 6QG

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

No relevant history.

Responses to consultations and publicity

No comments received.

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

Plans show a two storey extension to the side of the house (one of a semi detached pair) and an enlargement/widening of the current lean to porch.

Following receipt of amended plans, the proposal is considered to read as a subservient element,

featuring a modest set back and break in the roof as is prescribed by the SPD. SPD does aspire for a 1m setback (at first floor) and that is not offered here. However the change in land levels (this site being noticeably lower than the one to the north), the stagger in the building line (this house sitting more recessive than the one to the north) and the fact that some attempt of subservience has been attempted by way of the lower roof line and set back means the potential for a terracing effect would not obviously realised. Plans also show timber clad to the front wall (as an external finish) and it is considered that the soft nature of that finish would not be so contrasting to the buff coloured brick of the host as to request a change, as the brick still reads as the primary finish. Matching brick however would be more appropriate and the timber does not overpower.

Impacts on amenity

The proposal is considered to comply with the basic space around dwellings requirements of the SPD, the new mass falling either outside of the direct gaze of the closest primary windows or far enough away as for any harm to be diminished by way of that separation. The new windows thereafter do not cause overlooking to where some mitigation would be required, no obvious breach of the sector of view requirements of the SPD. In essence there is only one new window to the front and any view of neighbours windows that would open up would be across a public space whilst the new window to the rear (first floor bedroom) would only have a peripheral view of the adjacent garden(s), more standardly orientated to look over its own land.

Highway safety

The site is well off for parking spaces easily meeting the SPD maximum standards of 3 off road spaces for what becomes a four-bed house. With that level of provision and the location (cul de sac), highway impacts are not undue.

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:	18/11/2021
Report agreed:	19/11/2021
Authorised officer:	Steffan Saunders
