
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/1467

The conversion of garage into living space and the replacement of existing conservatory with single storey rear extension at 172 Twyford Road, Willington, Derby , DE65 6DG

Valid date: 24/09/2021

Consults expired: 20/10/2021

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

2006/1313 - Conservatory - approved Jan 2007;

2001/0817 - Approval of details, for 6 dwellings (substitution of 2001/0585) - approved Jan 2001;

1999/0360 - Outline for 6 dwellings - approved October 1999.

Garage conversion is restricted by condition, otherwise PD is active here.

Responses to consultations and publicity

County Highways Authority - no objections

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); SD2 (Flood Risk); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development)
- Willington Neighbourhood Development Plan - Emerging Document

National Guidance: Local Plan

- 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;
- Highway safety; and
- Flood risk.

Planning assessment

Design

This is a residential context, albeit on the edge of the village. Character is for generally two storey brick built forms but there is a bungalow adjacent and opposite, whilst there is also a new rendered bungalow close to the site. Plans here show a garage conversion (involves a new door and window in place of the garage door with some render), a single storey rear extension and some new windows to the flanks (ground floor).

The rear extension is of a permitted scale and arguably of standard form/finish, an improvement in my eyes, removing how the current form awkwardly extends passed the side wall.

The changes thereafter do not add new mass so are more cosmetic. In this context they are considered to be minor changes of no great detriment. The render is a little out of character but not a level (partly due to how it features only at ground floor) to cause such harm as to request a change or offer a refusal.

Impacts on amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither of a size or size or situation to be overshadow unduly or overlook to where neighbour amenity would be compromised. The new study window (side wall) is over 15m to the nearest bedrooms to the west (screened elsewhere) whilst the kitchen window on the east wall is a high level window so provides some light but no real outlook. The rear extension, as mentioned is of a permitted size. Regardless it has been designed to look over its own garden space and whilst it also affords a sideways view, minimum distances are met or adjacent primary windows suitably screened by tall fencing, such privacy is maintained at a fair level.

Highway safety

In agreement with the County Highway Authority, it is considered that the changes do not lead to a situation where highway safety would be unduly affected. The drive can accommodate 3-4 cars easily with some turning capacity also which easily offsets the loss of the garage space. No new bedrooms have been added thereafter.

Flood risk

The site falls within area identified as at risk from flooding (Flood Zone 3). The appropriate condition, from the Environment Agency will be added to the decision notice advising how to plan for/reduce the potential for adverse impacts. There is no requirement for a flood risk study however.

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:	17/11/2021
Report agreed:	19/11/2021
Authorised officer:	Steffan Saunders
