
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1476

Amended scheme to (previously approved ref DMPA/2021/1012) for the erection of a single storey rear extension and a front porch at 1 Grove Court, Thulston, Derby, DE72 3WF

Valid date: 24/09/2021

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

9/291/1035/F Conversion of utility and store rooms of the garage - App STC 21.3.91

DMPA/2021/1012 Erection of a single storey rear extension & the erection of a front porch - App STC 16.08.2021

Responses to consultations and publicity

No comments received.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local Plan Part 1 (LP1): SD1 (Amenity and Environmental Quality), BNE1 (Design Excellence); S8 (Green Belt)

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) Part 13 Greenbelt

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 and
- Green Belt

Planning assessment

Design

This is a re submission application for a redesign of the roof lanterns to the side and rear elevations. Along with an additional window to the kitchen which within the overall design, I would consider it flows better throughout the extension. They have also reduced the panels from 4 to 3 on the bio fold doors on the side elevation. (these would be over and above previous agreed work), which would cause no greater harm of design in my view.

Amenity

The impact on the neighbours is no different to previous application and with all the amendments on the ground floor, I would consider the impact would be no greater than previously with these proposed amendments.

The property is within the Green Belt. The extensions of the original application would not of been seen to be disproportionate additions. With the proposed amendments, I would consider that they would have no adverse impact on the openness of the Green Belt and they are not disproportionate.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF (part 13), the Council's SPD, Policy BNE1 & S8 of the LP1 and Policy H27 of the LP2.

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
