
Delegated report Officer: Jessica Cheadle

Application ref. DMPA/2021/1039

Loft conversion and extension at 20 Main Street, Hartshorne, Swadlincote, DE11 7ES

Valid date: 10/08/2021

Consults expired: 29/10/2021

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 (LP1) : S2 (Presumption in Favour of Sustainable Development); SD1 (Amenity and Environmental Quality); INF2 (Sustainable Transport); and BNE1 (Design Excellence)
- 2017 Local Plan Part 2 (LP2) : 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

The plans show a proposed conversion of the existing loft space within the property to create a fourth

bedroom for the property. The two front dormers are considered to be proportionate to the existing dwelling and set back from the eaves. Although the dwelling is proposed to become a three storey property with the loft extension, it is deemed to have little impact due the landscaping that is at the front of the property.

There is a variety of house types seen along Main Street (some with dormers, some without), therefore the development is found to be in keeping with the characteristics of the village of Hartshorne and the existing streetscene. This is in accordance with Policy BNE1 & H27.

Impact upon Amenity

The proposal is considered to comply with the space requirements as set out within the SPD, the new mass falls outside of the direct gaze of primary windows of neighbouring properties. With roof lights rather than main windows to the rear of the property facing towards the neighbouring properties helping to ensure that levels of privacy are maintained. The neighbouring property has blank elevations and a secondary window along the west elevation that is closest to the property, with the amenity space being to the north of the property therefore it is not considered to be affected by the proposal.

Highway safety

The proposal does not alter / reduce current levels of parking provision. Highway conditions therefore (in terms of safety) are not unduly affected.

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:	08/11/2021
Report agreed:	19/11/2021
Authorised officer:	Steffan Saunders
