
Delegated report Officer: Thomas Beardsmore

Application ref. DMOT/2021/1309

Approval of details required by conditions 3,7,8,9,10 and 11 attached to ref. DMPA/2021/0235 (The erection of a detached dwelling (as per approved outline application DMPA/2020/0479 with revised site access)) at 7 Rosliston Road South, Drakelow, Swadlincote, DE15 9UD

Valid date:	27/09/2021
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

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

Environmental Health - Confirm that the proposed barrier should be suitable to partially discharge condition 3. The condition can only be fully discharged when the proper installation of the barrier has been completed and sufficient verification of this has been provided.

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

This application seeks approval of details required by conditions set out on the host permission such that the scope of planning considerations is confined to the matters which those conditions seek to control or address. Matters of principle are thus not of relevance under this assessment.

Planning assessment

Environmental Health have considered the proposed ground barrier that is to be installed in order to protect the development from the risks posed by any ground gases or vapours and consider the details submitted are sufficient and as such it is considered that condition 3 can now be partially discharged. The condition can only be fully discharged when the proper installation of the barrier has been completed and sufficient verification of this has been provided.

The proposed bird and Bat boxes as detailed on the specification document and as shown on the proposed elevations are considered to be appropriate biodiversity enhancement measures for the development and as such condition 7 can now be discharged.

The proposed use of Ibstock Ivanhoe Westminster for the facing brickwork would provide a high quality finish to the dwelling, with the use of a heritage style red multi brick, which is typical of dwellings throughout South Derbyshire. Likewise, the proposed use of Marley Ashmore (smooth grey) roof tiles, with it being a smaller heritage style roof tile with a camber, it is less modern than other tiles and would help to give the roofing a more traditional appearance that is reflective of the heritage style materials found throughout older properties in the district and as such it is considered that condition 8 can now be discharged.

The landscaping plan shows that the timber fence for the perimeter of the new dwelling is to be retained as existing with the site having now been cleared and fencing having already been installed as can be seen on Google Street View, this includes a lower level 1m fence at the front of the site for safe access. The fence would provide an appropriate outdoor amenity area for the new dwelling and gives sufficient privacy whilst also being appropriate in terms of the materials used. The scheme also

includes a 0.6m high brick wall with pillars along the front boundary, this is also considered appropriate and provides good integration with the neighbouring property which also has a low level brick wall and as such it is considered that condition 9 can now be discharged.

The proposed landscaping plan shows that the front of the dwelling would have block paving to provide a suitable parking area for three vehicles, the dwelling would be surrounded by a flagstone patio, this hard landscaping would provide a high quality finish to the dwelling and is considered to be appropriate. The proposed soft landscaping includes a large feature cherry tree at the front of the dwelling and a mixed shrub area either side of the access, this would enhance the appearance of the dwelling, additional tree and shrub planting is also provided in the rear garden and overall the scheme achieves a biodiversity net gain and as such it is considered that condition 10 can now be discharged.

The proposed details show that brick soldier course for the headers and stone cills would be used for the windows, a wet verge rather than an enclosed dry verge cloaking system and 3 course brick corbel, this would provide a high quality finish to the dwelling and is typical of traditional detailing found on older properties within South Derbyshire, this also ties in with the proposed use of more traditional facing materials detailed above and overall would enhance the design of the dwelling and as such it is considered that condition 11 can now be discharged.

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:	18/11/2021
Report agreed:	22/11/2021
Authorised officer:	Sarah Beeby
