
Delegated report Officer: Thomas Beardsmore

Application ref. DMOT/2021/1391

Approval of details required by conditions 2 & 5 attached to ref. DMPA/2019/1442 (The variation of conditions no.'s 2, 5,7 and 8 of permission ref. 9/2019/0592 (relating to the erection of a detached dwelling)) at 47 Lucas Lane, Hilton, Derby, DE65 5FL

Valid date: 26/10/2021

Consults expired: 16/11/2021

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

County Highway Authority - No objection

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

The County Highway Authority has considered the parking that has been provided at the front of No.47 Lucas Lane, which was required as the access for the new dwelling resulted in a loss of parking for the existing dwelling, they have raised no objections to the new parking area that has now been made available for No.47, as shown on the site plan and site photos and as such it is considered that condition 2 can now be discharged. The photos taken on site show that the dwelling has now been built and as such the facing materials have already been used. The use of timber cladding panels throughout and traditional grey roof tiles are considered to be appropriate materials and also comply with the plans which were previously approved as part of the permission and as such condition 5 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:	12/11/2021
Report agreed:	23/11/2021
Authorised officer:	Steffan Saunders
