
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1386

The erection of a two storey side extension and the installation of new velux windows at 15 Hardacre Close, Melbourne, Derby, DE73 8GY

Valid date: 08/09/2021

Consults expired: 05/10/2021

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

9/680/608 53 Dwellings Approved STC 6.11.1980

9/1082/754 109 Houses (plots 57-165) Approved STC 11.1.1983

9/187/776 Plots 57-61 Approved STC 27.4.1987

Responses to consultations and publicity

Melbourne Parish Council - No Objections

Melbourne Civic Society - No Objections

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:-

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

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) 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
- Highway safety

Planning assessment

Design

The proposal comprises a two storey side extension and the insertion of four velux windows. The extension is subordinate to the host dwelling as the development has been amended so that the ridge is set down and the first floor is set back in line with the Council's SPD. The first floor front window is shorter than the other windows of the house but this allows for the retention of an existing pitched roof. The materials will match those of the existing (and this will be conditioned) so it is considered the appearance will be keeping with the existing.

Amenity

It is considered the proposed side extension would not affect the amenities of the neighbouring property at no. 11 as there are no windows in the side elevation so it will cause no overlooking and the extension extends no further forward or back than the existing house so will not be unduly overbearing on no. 11 or readily visible from 14 Acacia Drive. The new velux windows to the front and rear elevations are considered to not create any unacceptable overlooking of the neighbouring properties and those within the existing house would usually be considered permitted development.

In terms of visual amenity, it is considered there will be no significant impact on the street scene as the application property is at the end of a run of properties that have a staggered terrace effect so the proposed extension will be in keeping with these.

Highway safety

The extension will add one extra bedroom but it is considered there will be no significant increase in parking demand and the proposal does not affect existing car parking arrangements.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policy BNE1 of the LP1 and policy H27.

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:	23/11/2021
Report agreed:	24/11/2021
Authorised officer:	Emma Palmer-Barnes
