
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1494

The erection of a single storey front extension at 12 Manor Farm Road, Aston-On-Trent, Derby, DE72 2BW

Valid date: 30/09/2021

Consults expired: 01/11/2021

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

9/380/187 Bedroom Extension Approved STC 16.4.80

9/2018/0721 Single storey rear extension Approved STC 29.8.2018

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); 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

It is considered that the design of the proposed single storey extension would be in keeping with the existing host as it would infill a gap so as to be flush with the front elevation and to match the ridge height of the existing gable. The resultant dwelling would be similar to the property next door at no. 10 Manor Farm Road and so the proposal would not be considered to be out of character with the overall existing street scene. The proposed extension will not breach the building line and there will be a built back drop from both approaches either side of the property. The application form states that bricks and tiles to match existing will be used, and this will be conditioned.

Amenity

It is considered the proposed extension would not be of a size that would cause overshadowing or overlooking in line with the Council's SPD. The proposed side window has a separation distance of 10m and it is to open space where there is a place for parking for the 2-4 Ash Close properties. As the extension will be flush with the front elevation of the existing property, there will be no additional overlooking to 9 or 11 Manor Farm Road to what there is at present.

Highway safety

There is no change to the parking on site and no additional bedroom is proposed.

Conclusion

As such, the proposal would be in accordance with the requirements of the NPPF, the Council's SPD, Policy BNE1 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:	24/11/2021
Report agreed:	25/11/2021
Authorised officer:	Emma Palmer-Barnes
