
Delegated report Officer: Jessica Cheadle

Application ref. DMPA/2021/1466

The erection of extensions and the conversion of integral garage at 19 Eureka Road, Midway, Swadlincote, DE11 7NP

Valid date: 24/09/2021

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

No relevant history.

Responses to consultations and publicity

The County Highway Authority have no objection.

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 and amenity; and
- Highway safety

Planning assessment

Design and amenity

The plans show proposed single storey rear and side extensions, alongside a conversion of the existing garage into living accommodation. The extension along the side of the property is extending 3.65m towards the rear of the property from the rear of the existing garage. To ensure that amenity levels are maintained, it is proposed that there will be only one (bathroom) window along this elevation which will have obscured glazing (currently there are two windows). The side extension continues the roof pitch of the existing garage and extends no further to the rear than the two storey part of the house so it is considered to have no significant impact on the adjoining neighbour, albeit the site is at a higher level than this neighbour. The rear extension replaces an existing conservatory and will extend for a

similar length to the rear but will have a higher pitched roof. Although the rear extension incorporates windows and doors that are proposed to face out to the rear of the property, the rear garden is a considerable length prior to the public open space and no side windows are proposed so it is considered there will be no overlooking or overbearing of any neighbouring properties, particularly as the rear extension replaces a conservatory.

Clay roof tiles are proposed for the roofing of the extension, which on the rear elevation will have rooflights in place to bring more light into the proposed extension. Bricks to match existing are proposed and materials will be conditioned accordingly.

It is considered the proposed extensions would be both in-scale and sympathetic additions to the existing dwelling and would not be out of keeping with the existing development or the character of the existing street scene, particularly as the existing garage will screen them from view. This is in accordance with Policies BNE1 and H27.

Highways

Following consultation with the County Highway Authority, who have no objection of the conversion of the garage, highway conditions in terms of safety are not unduly affected. The existing frontage is considered to provide sufficient parking space.

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:	25/11/2021
Report agreed:	25/11/2021
Authorised officer:	Emma Palmer-Barnes
