
Delegated report Officer: Richard McMichael

Application ref. DMPA/2021/1513

The variation of condition no. 2 (relating to drawings) of permission ref. DMPA/2020/0070 (The erection of extensions, proposed rear dormer, loft conversion, boundary wall and railings, and removal of existing detached garage) at The Cheviots, Weston Road, Derby, DE72 2BH,

Valid date: 04/10/2021

Consults expired: 15/11/2021

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

DMPA/2020/0070 – The erection of extensions, proposed rear dormer, loft conversion, boundary wall and railings, and removal of existing detached garage. Approved, STC May 2020.

Responses to consultations and publicity

Weston on Trent Parish Council – No objection.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): S1, S2, SD1, BNE1, BNE4, INF2
- Local Plan Part 2 (LP2): BNE5, H27

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

This variation of condition application seeks consent to amend the approved plans and alter the design of the proposed extensions with the addition of a small front porch, rooflights on the front and rear roof slopes, resizing of window and door openings, reduction in roof height and reduction in scale of the rear dormer, and finally amendments to the cladding. Given the submitted documentation, the site and its environs, the main issues central to the determination of this application are its visual and residential amenity impacts.

Planning assessment

Visual Impact and Impact on Amenity

While there are numerous changes to the elevations and roof slopes, each individual change is deemed to be minimal and ones that, cumulatively, would not significantly alter the appearance of the dwelling to the extent that it would become unacceptable.

The original decision did not remove permitted development rights and the dwelling is not located within a Conservation Area, nor is it listed. Therefore, it is considered the changes to the cladding (changed from timber cladding to cedar grey composite cladding, more extensively used on the

majority of the rear elevation and the first floor front elevation than previously approved), windows and doors, and rooflights could all be achieved without permission, after the completion of the originally approved works.

The reduction in scale of the rear dormer and the reduction in roof height will lesson any visual impact that the originally approved works would have created. The proposed porch, within the context of the scale of the front elevation of the dwelling, will have minimal visual impact. For these reasons, any difference in impact upon neighbour amenity would be considered negligible. The proposed works would therefore, accord with the principles of policies BNE1, SD1 and H27 of the Local Plan and the Council's Design Guide.

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:	19/11/2021
Report agreed:	29/11/2021
Authorised officer:	Emma Palmer-Barnes
