
Delegated report Officer: Julie Marson

Application ref. DMPN/2021/1489

Prior Notification of single storey rear extension, with eaves of 3 metres and maximum height of 4 metres extending 5 metres from the rear wall at 337 Burton Road, Woodville, Swadlincote, DE11 7JP

Valid date:	19/10/2021
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

9/2002/1041 The creation of a vehicular access - Approved STC 3/12/2002

Responses to consultations and publicity

No comments received through consultation.

Relevant policy, guidance and/or legislation

The relevant legislation is:
Town and Country Planning (General Permitted Development (England) Order 2015, Schedule 2, Part 1, Class A.

The relevant guidance is:
Permitted development rights for householders: technical guidance (September 2019).

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 issue central to the determination of this application is whether the proposal meets the tests in Class A, A.1 (for larger household extensions) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Planning assessment

The submitted drawings show compliance with the legislation. The requirements are that the extension comes solely off an original rear wall, and it does; and thereafter is between 3 and 6m long and no greater than 4m in height. Again both of those requirements are complied with.

Appropriate neighbour notification drew no objections. Thus, an assessment of the impacts of the proposal is not required by the authority.

Recommendation

Not Required

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:	29/11/2021
Authorised officer:	Emma Palmer-Barnes
