
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1260

The erection of extensions at The Hill Bungalow, Sinfin Lane, Barrow on Trent, Derby, DE73 7HH

Valid date: 12/08/2021

Consults expired: 10/09/2021

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

Extensions were permitted in 1991 but unable to find the references.

9/0198/0833 The extension & conversion to provide accommodation for two elderly disabled people of the stable on the northern border – Approved subject to conditions 29/4/1998

9/2000/0396 The erection of a detached two storey building to provide a triple garage & leisure room – Approved subject to conditions – 24th July 2000

9/2002/1075 Single Storey Extension – Approved subject to conditions 2/12/2002

9/2005/0203 Erection of an extension – Approved subject to conditions 13/4/2005

9/2006/1033/B Variation of condition 3 of planning permission 9/0198/0833 to change the converted stable to private residential use – Approved subject to conditions 17/11/2006

9/2006/1234/F Erection of agricultural building – Approved subject to conditions 22/12/2006

Responses to consultations and publicity

No consultation responses 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): BNE5 (Development in Rural Areas) and 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; and
- Highway Safety

Planning assessment

Design

The original property was a bungalow but it has had several extensions over the years and this has included some part two storey extensions. The character and scale of the host property has been changed significantly as a result of the additional two storey and first floor extensions. Amended plans were submitted during the course of the application which decreased the size of the first floor extension and lowered the ridge height. A two storey extension as well as single storey extensions are also proposed. The first floor and two storey extensions are considered to be subordinate to the host dwelling as the ridge lines are lower. The original dwelling was a bungalow but with all the additional extensions over the years, the appearance has changed. Materials are proposed to match the existing (and this will be conditioned). It is considered the extensions as proposed will be in keeping with the character and scale of the host as it is now and will not unduly affect landscape character.

Amenity

The proposed extensions would not be visible from the public realm and there are no immediate neighbours to be affected by the proposals. The separation distances are above the guidelines set out in the Council's Design SPD. The proposals would not be considered to adversely impact on the amenity of surrounding neighbours.

Highway Safety

Policy INF2 requires that appropriate provision is made for safe and convenient access, and that parking provision should have regard to parking standards (to be published as a SPD). The Design SPD strongly encourages the provision of two parking spaces per dwelling, and recommends that three spaces are provided for homes of four bedrooms or more. It is considered that there would be adequate parking provision retained within the plot to satisfy this policy.

Conclusion

In conclusion, it is considered that the proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policies BNE1 and INF2 of the LP1 and Policies BNE5 and 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:	30/11/2021
Report agreed:	30/11/2021
Authorised officer:	Emma Palmer-Barnes
