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**Delegated report**      Officer: Richard Rodgers

**Application ref. DMPA/2021/1383**

The erection of a single storey rear extension at 11 Archer Drive, Mickleover, Derby, DE3 0AG

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Valid date:                      13/09/2021

Consults expired:              01/12/2021

EIA development?              No

Section 106 agreement?      Not required

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This decision is delegated to officers under the terms of the current Scheme of Delegation.

**Relevant planning history**

2017/0603 - Development of 252 Houses (Details) - approved September 2017

2015/0768 - Outline approval of above - approved May 2017

PD is in play here- plot 224.

**Responses to consultations and publicity**

No comments received.

**Relevant policy, guidance and/or legislation**

The relevant policies are:

- 2016 Local Plan Part 1: S2 (Presumption in Favour of Sustainable Development); SD1 (Amenity and Environmental Quality); INF2 (Sustainable Transport); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: 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;
- Impacts on amenity; and
- Highway safety

**Planning assessment**

Design

Plans show a proportionate single storey extension off part of the rear wall here. Its form is considered

complimentary to the setting, featuring a tiled roof (as per the host) and matching bricks to its wall. Given the newness of the property, matching materials should not be hard to find. The build will thereafter only be glimpsed from the public realm to where the matching roof tiles along with its general subservience (in size) reduces impacts, on the public realm, to a non-significant level. The wider estate features a mix of forms and this build would not be seen as detrimental to this evolving context. It should also be noted that similar/same could be achieved as permitted.

#### Impacts on amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither causing a significant reduction in privacy to the adjacent occupiers, or be of such a size as to oppress/overshadow unduly those same adjacent primary spaces. In regards the new views it allows (new windows etc), SPD aspires to achieve 15m to the closest first floor bedrooms (within its gaze) and that is complied with, with sufficiently tall boundary screening, softening impacts thereafter. Closer consideration is given to the relationship of this plot with No15 and the immediacy of the build to the shared boundary but given the extension only projects some 3m from the rear wall, its impacts are likely only to be peripheral (even with the noted change of levels), with some weight also given to what could be achieved as permitted (i.e. a 4m protrusion). Impacts as such are not considered to be unfair.

#### Highway safety

The proposal is considered not to cause harm to the context in terms of highway impacts, the build not reducing current levels of site-based car parking or adding new bedrooms.

#### Conclusion:

The proposal is considered to comply with related policies and guidance.

#### **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.

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| Recommendation made: | 02/12/2021       |
| Report agreed:       | 03/12/2021       |
| Authorised officer:  | Steffan Saunders |

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