
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1541

The erection of side and rear extensions and additional hardstanding at 61 Belfield Road, Etwall, Derby, DE65 6JL

Valid date: 08/10/2021

Consults expired: 05/11/2021

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

No relevant planning history

Responses to consultations and publicity

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local Plan Part 1 (LP1): SD1, BNE1, INF2

Local Plan Part 2 (LP2): 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

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

Parking

Planning assessment

Design

The proposed single storey garage extension would be visible within the street scene from a 7m distance along the street scene. It would be similar in appearance to the existing garage given it has a flat roof and the scale and materials are considered sympathetic to the host property. The proposed single storey eastern wall side extension would have a small depth of 2m, it would be seen along Pine Close beyond the side boundary shrubs. It is considered that the design, scale, roof form and materials would be sympathetic to the host property. The proposed northern elevation rear single storey extension would be visible along Pine Close and would leave a 1.7m gap to the side boundary fence and shrubs. The proposed pitched roof ridge height would be set down from the host property's roof ridge and the scale is subordinate to the host property. It is considered that the design, character, and materials are sympathetic to the host property. It is considered that the proposed extensions would be in keeping with the general character of the area in accordance with the aims and objectives of Policies BNE1 & H27.

Amenity

The proposed single storey side extension would be set 1.7m away from the side boundary fence and the nearest neighbours are over 15m away. The proposed single storey front garage extension would be closest to No.59's shared boundary fence. The proposed garage would be in line with No.59's mid rear garden. It is noted that the eaves height, the shared boundary fence, and no flank wall windows are sufficient to prevent any significant overlooking or overbearing harm to No.59. The proposed single storey side extension would be 6m away from the rear boundary fence and beyond this is No.9's

outbuilding shed which has no rear wall windows. The proposed single storey side extensions rear wall windows, in combination with the 6m distance to the shared rear boundary would be sufficient to prevent any significant overlooking harm to No.9's rear garden. Considering the above the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

There is ample parking available on the existing road. The proposed garage would replace the existing garage and provide one parking space and there is one parking space available on the existing drive.

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