
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1517

The addition of hipped dormer and three rooflights at 49 Westfield Road, Swadlincote, DE11 0BG

Valid date: 05/10/2021

Consults expired: 10/11/2021

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

9/381/261 Erection of double garage - APP STC 27.4.81

9/884/600 Two storey extension & conversion of loft to provide a porch , bedroom and dining room extension - APP STC 7.11.84

9/1992/0103 Erection of porch and brick skin - APP STC 19.6.92

Responses to consultations and publicity

No comments 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): 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; and

Amenity

Planning assessment

Design

The proposal comprises of a hipped roof dormer and the installation of 3 roof lights. The dormer is on the front elevation and is set below the ridge line and with the existing hipped roof arrangement, it is considered to be in keeping with the character of the host dwelling. The materials will match those of the existing dormer and host (and this will be conditioned).

Amenity

It is considered the proposed hipped roof dormer would not affect the amenities of the neighbours adjacent to the property. The separating distances to no. 56 is 26 meters to the front boundary. With the roof lights to the south west elevation, it is considered that the roof lights will not create any unacceptable overlooking of the neighbouring property at no 47 as they will be to a blank elevation and those within the existing house would usually be considered permitted development.

In terms of visual amenity, it is considered there will be no significant impact on the street scene as there is a number of different style of properties. It is therefore considered that the proposed hipped dormer would not look out of place.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policy BNE1 of the LP1 and Policy 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:	02/12/2021
Report agreed:	03/12/2021
Authorised officer:	Steffan Saunders
