
Delegated report Officer: Richard McMichael

Application ref. DMPA/2021/1605

The variation of condition no. 2 and 10 (relating to drawing numbers) of permission ref. DMPA/2020/1266 (relating to demolition of existing dwelling and outbuildings and the erection of 4no. dwellings and associated new access) at Silsden, Coton Road, Walton On Trent, Swadlincote,, DE12 8NL

Valid date:	10/10/2021
Consults expired:	19/11/2021
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

DMPA/2020/1266 – Demolition of existing dwelling and outbuildings and the erection of 4no. dwellings and associated new access. Approved, Aug 2021.

Responses to consultations and publicity

County Highways Authority – No objection.

Relevant policy, guidance and/or legislation

The relevant policies are:

- 2016 Local Plan Part 1: BNE1 (Design Excellence), BNE2 (Heritage Assets), INF2 (Sustainable Transport).
- 2016 Local Plan Part 2: BNE10 (Heritage)

National Guidance:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Local Guidance:

- South Derbyshire Design Guide SPD

Planning considerations

The main issues central to the determination of this variation of condition application are:

- Visual Impact and Impact on Amenity
- Highway Safety
- Impact of Conservation Area

Planning assessment

Visual Impact and Impact on Amenity

The proposed changes include the removal of the driveway, parking area and turning point for Plot 1, a small shift to the west of the Plot 1 and 2's combined footprint, the inclusion of a single storey side garage to both plots 1 and 2 and a small decrease in width to Plot 3, as a result of the changes

proposed changes to plots 1 and 2. The scale and design of dwellings on plots 1 and 2 will not be changed, bar the inclusion of the garages, the ridge lines of which will be 2.21m and 1.77m below those of the main roof of plots 1 and 2, respectively. The relocation of the dwellings is a minor shift to the west that will centre the dwellings within the outer edges of the two sites. The reduction in width of Plot 3 is also considered to be minor, at 0.55m. This will have little bearing of the appearance of the site as a whole, and will not impact upon the ability to park or turn a vehicle within the site.

The changes result in a more uniform layout than what was previously approved with the removal of the awkward long driveway removing a large portion of the rear garden area of Plot 1, the introduction of better symmetry of the sites and that each plot now includes a side garage. Therefore, it is considered that the changes will improve the appearance of the site within the streetscene and meet the requirements of Policy BNE1 of Part 1 of the Local Plan.

Highway Safety

The Country Highway Authority were consulted as part of the application. No objection was raised, as no changes are proposed to the two accesses and there remains an adequate number of parking spaces and room to manoeuvre to leave the sites in a forward gear. Therefore, meeting the requirements of Policy INF2 of Part 1 of the Local Plan.

Impact on Conservation Area

The changes are not considered significant enough so as to impact upon the historical value of the Conservation Area over what has already been approved. As previously mentioned, the changes are considered to improve the appearance of the plots within the streetscene and therefore, consequently, lessen any impact upon the Conservation Area. Therefore, meeting the requirements of policies BNE2 and BNE10 of the Local Plan parts 1 and 2, respectively.

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:	05/12/2021
Authorised officer:	Steffan Saunders
