
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/1535

The erection of a single storey rear extension (amended scheme to DMPA/2020/0674) at 665 Burton Road, Midway, Swadlincote, DE11 0DL

Valid date: 15/09/2021

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

DMPA/2020/0674 - Erection of single storey rear extension - approved October 2020.

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); SD4 (Contaminated Land and Mining Legacy Issues); 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;
- Highway safety; and
- Coal Mining Legacy Impacts

Planning assessment

Design

The principle of a large single storey extension here was approved back in October 2020. The applicant is wishing to make a change to the pitched roof form part of it however - i.e. a change from a hip finish to a gable end finish on one part of it. The change is not of detriment and arguably improves the relationship of the two parts here (one pitched roof part, one flat roofed part). These changes are to the rear, well hidden from the public realm and such are considered not to be of harm to the character of the area.

Impacts on amenity

Impacts here are no greater than what could be achieved by way of a larger homes extension (a maximum of 8m protrusion off the rear wall - note no objections). The principle of a build of the footprint, of this size, is extant and the subsequent alteration to the roof (new height/form) and is of no great consequence, the change falling on the periphery of the outlook afforded from the neighbouring primary spaces, such will not jar or overpower.

Highway safety

There are no adverse impacts caused to the safety of the highway, the site capable of parking a commensurate number of cars for the context (4 cars minimum).

Coal Mining Legacy Impacts (Low Risk Area)

The appropriate Coal Authority advice will be added to the decision notice by way of an informative, advising the applicant of steps to take should legacy impacts be found, during related construction works.

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:	06/12/2021
Report agreed:	06/12/2021
Authorised officer:	Steffan Saunders
