
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1558

The creation of a loft conversion at 88 George Street, Church Gresley, Swadlincote, DE11 9NZ

Valid date: 11/10/2021

Consults expired: 09/11/2021

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 history.

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, 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 proposal is considered to comply with the space requirements as set out within the SPD. The proposal would infill the gap between the two roof pitches and would be visible along the street scene. It is noted there is a variety of roof styles and heights along the street scene. The scale, proportions and pitched roof and materials would be sympathetic to the existing host property. The proposed rear roof elevation patio windows and Juliette balcony's, scale, design, and materials would not dilute the character of the host property and is acceptable. It is considered that the proposal 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 roof lights to the north, east and south elevation, would help maintain privacy levels. The neighbour to the south has no flank wall windows or roof lights. The proposed rooflight to the south roof elevation would only allow light into the loft and only oblique views would be obtained from this window. There are no neighbours directly behind the host property and the host property's rear elevation wall is already set 2 m beyond No.86's rear elevation. The proposed rear roof elevation patio windows and Juliette balcony would only create oblique views towards the No.86's rear garden and given there are no neighbours behind the host property no significant overlooking harm would rise to the neighbouring amenity. Considering the above, the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

The proposal does not change the existing parking arrangement. Highway conditions therefore (in terms of safety) are not unduly affected.

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
