
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1561

The erection of a two storey rear extension at 14 Mackworth Avenue, Littleover, Derby, DE23 3WB

Valid date: 13/10/2021

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

9/2015/1079 - REMOVAL OF CONDITIONS 32 & 33 OF PLANNING PERMISSION REF: 9/2011/0640 (RELATING TO THE ERECTION OF UP TO 1200 RESIDENTIAL UNITS [C3], NEW PRIMARY SCHOOL (UP TO 1.3HA), NEW COMMUNITY FACILITIES AND LOCAL CENTRE (UP TO 1HA, INCLUDING LOCAL RETAIL UNITS [A1], RESTAURANTS [A3], PUBLIC HOUSE [A4] AND HOT FOOD TAKE AWAY [A5]), ASSOCIATED INFRASTRUCTURE (INCLUDING SEWERS, DRAINAGE AND SERVICES), NEW ROAD JUNCTIONS WITH THE EXISTING HIGHWAY NETWORK, NEW INTERNAL ROADS FOOTPATHS AND CYCLEWAYS, PLAY AREAS, STRATEGIC LANDSCAPING (UP TO 10.96HA) AND THE PROVISION OF A NEW COUNTRY PARK (UP TO 8.42HA)) - Approved March 2016

9/2021/0640 - EXTENSION OF TIME LIMIT FOR IMPLEMENTATION OF OUTLINE PLANNING PERMISSION 9/2006/0775 (GRANTED PERMISSION BY SECRETARY OF STATE UNDER APPEAL REF APP/F1040/A/06/2028732) FOR UP TO 1200 RESIDENTIAL UNITS (C3), NEW PRIMARY SCHOOL (UP TO 1.3HA), NEW COMMUNITY FACILITIES AND LOCAL CENTRE (UP TO 1HA) INCLUDING LOCAL RETAIL UNITS (A1), RESTAURANTS (A3), PUBLIC HOUSE (A4) AND HOT FOOD TAKEAWAY (A5), ASSOCIATED INFRASTRUCTURE (INCLUDING SEWERS, DRAINAGE AND SERVICES), NEW ROAD JUNCTIONS WITH THE EXISTING HIGHWAY NETWORK, NEW INTERNAL ROADS, FOOTPATHS AND CYCLEWAYS, PLAY AREAS, STRATEGIC LANDSCAPING (UP TO 10.96HA) AND THE PROVISION OF A NEW COUNTRY PARK (UP TO 8.42HA) - Approved January 2012

9/2006/0775 - Outline application (all matters to be reserved) for up to 1200 residential units, a new primary school, community facilities and local centre, associated infrastructure and landscaping including the provision of a new country park. Approved January 2009

Responses to consultations and publicity

No neighbor comments.

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

Part of the proposed side wall of the proposed two storey rear extension from a 13m distance would be visible along the street scene. It is considered that the character, design, materials and pitched roof form would be appropriate and in keeping with the character of the existing host property. It is noted that proposed pitched roof form ridge height is set down from the existing host property and the proposed extension would be subordinate to the main dwelling house. It is considered that the proposed extensions would be in keeping with the general character of the area and is in accordance with the aims and objectives of Policies BNE1 & H27.

Amenity

The proposed two storey rear extension would be closest to No.12, there is a gap of approximately 4.5m between the proposed side flank wall and No.12's side elevation wall. The proposed rear extension would extend to No.12's mid garden area, adjacent the existing garage at No.12 which would help to screen the extension from this neighbour. It is considered that the shared boundary fence, the existing intervening garage and the distance between the properties and lack of proposed flank wall windows in combination with the western orientation of the properties rear gardens would be sufficient to prevent any significant overbearing, overshadowing and overbearing harm to No.12.

All other neighbours are far enough away or orientated so as to prevent any harm arising. Considering the above the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

There is sufficient parking available within the plot to the rear of the property in front of the existing garage to support the extended host dwelling.

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:	03/12/2021
Report agreed:	08/12/2021
Authorised officer:	Sarah Beeby
