
Delegated report Officer: Jessica Cheadle

Application ref. DMOT/2021/1610

Non material amendment to planning permission ref. DMPA/2021/1270 seeking to change materials from render to brick at 12 Mill Close, Midway, Swadlincote, DE11 7NU

Valid date: 20/10/2021

Consults expired:

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

9/1993/0038 : The erection of a detached garage - granted April 1993

9/1995/0151 : The erection of a part 2.1m high brick boundary wall and the erection of a conservatory on the southern elevation - granted July 1995

DMPA/2021/1270 : The erection of single storey extension - granted October 2021

Responses to consultations and publicity

Not applicable.

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); INF2 (Sustainable Transport); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development).
- Hilton Neighbourhood Development Plan 2021

National Guidance:

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

Local Guidance:

- South Derbyshire Design Guide SPD (Design SPD)

Planning considerations

Section 96A of the Town and Country Planning Act 1990 allows a LPA to make a change to any planning permission if they are satisfied that the change is not material.

Nature of amendment

This application seeks to amend the approved extension to change materials from render to brick.

Planning assessment

These latest plans propose for the materials to match the existing (brick). There is no change to the size or type extension compared to what has previously been approved. This change would still be in keeping with the appearance and character of the existing streetscene surrounding the dwelling.

It is considered that the change would not result in any material difference and is therefore non-material.

Recommendation

Approve

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:	08/12/2021
Report agreed:	08/12/2021
Authorised officer:	Emma Palmer-Barnes
