
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1523

The erection of pitched roof & canopy on front elevation of 74 Woodville Road, Hartshorne, Swadlincote, DE11 7ET

Valid date: 06/10/2021

Consults expired: 08/11/2021

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

9/875/651 Lounge extensions, kitchen alterations & central heating - App STC 15.1.76

9/1186/619 Car Port -App STC 15.12.86

9/2018/1351 The erection of extensions - App STC 15.2.2019

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 (Amenity and Environmental Quality); and BNE1 (Design Excellence)

Local Plan Part 2 (LP2): H27 (Residential Extensions and Other Householder Development)

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

Planning assessment

Design

The proposal comprises of a pitched roof and canopy extension over the porch on the front elevation. The pitched roof will be increasing the eaves height but with the hip to the front reduces its impact and it is considered that it enhances the existing dwelling. The porch canopy is of similar design to other properties within the street scene. Given the size of the plot and that the dwelling is set back from the roadside it is considered that the porch canopy is not considered to be out of character. The materials to the porch are to be rendered which will match the upper section of the property (This will be conditioned). The window at the front is a different design but would not be out of place within the existing property overall.

Amenity

The pitched roof and canopy extension would not be considered to impact adversely on the amenity of neighbours. The proposed changes would not be of a size that would cause overlooking or overshadowing of the neighbours. The neighbour at no. 72 has a side window but as the proposal is

not inserting any windows, it is considered that there would be no increased impact with regard to preserving privacy levels. There would be no impact on the properties opposite the application site as the property is set 29m away from the front boundary and pavement.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policy BNE1 of the LP1 and Policy H27 of the LP2 and are therefore considered to be acceptable.

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:	09/12/2021
Report agreed:	09/12/2021
Authorised officer:	Sarah Beeby
