
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1413

The erection of extensions and detached garage at 8 Harpur Avenue, Ticknall, Derby , DE73 7JS

Valid date: 14/09/2021

Consults expired: 10/12/2021

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

County Highways - No objection - The garage is below the recommended minimum dimensions for a single garage, however, this is not something which would warrant an objection on its own, especially considering the parking facilities which will remain within the site curtilage. Please include the condition and informative on the decision notice.

Member of public - Objection - When I bought our property next door, planners did not allow us to build above the garage due to the fact it would mean that it would give the terracing effect. I have copied the emails from your planning department below. Building would mean that it would be too close to our house, and change the houses all together. A copy of the pre enquiry response from 2011 is attached to the comment.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:-

Local Plan Part 1 (LP1): SD1 (Amenity and Environmental Quality); BNE1 (Design Excellence); Policy BNE2 (Heritage Assets), and INF2 (Sustainable Transport)

Local Plan Part 2 (LP2): H27 (Residential Extensions and Other Householder Development) and BNE10 (Heritage)

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
- Highway safety
- Impact on heritage assets

Planning assessment

Design

This proposal would introduce cosmetic alterations along with a two storey side extension and a detached single garage. Whilst the gable roofed extension to the front is forward of the original host, there are a number of properties incorporating a similar design and it is considered that the appearance of the street scene will not be adversely affected. The cosmetic alterations are of a contemporary design and will tie the original dwelling and the extension together. The gable roof to the front is subordinate to the existing host where it will be most visible within the public realm. The windows are being changed throughout to Residence 9 UPVc windows and a composite door, which will entwine both the traditional and contemporary aspects together.

The proposed garage is located to the front of the house but is set back from the road frontage so it is considered it will not be unduly prominent in the street scene.

The design of the extension and garage are contemporary and are a contrast to the host but it is considered they will not look out of the place with the neighbouring properties.

Amenity

It is considered the proposed extension would not affect the amenities of the neighbouring property at no. 10 as the 45 degree angle is adhered to and no. 10 is located at a slightly higher level. On the side elevation, there is a first floor window beside no. 10 but this faces a blank elevation and there will be no overbearing at the rear as the extension is inset from the rear of no. 10. No. 20 Main Street and 6 Harpur Avenue are considered to be of sufficient separation distance from the extension and garage not to be adversely affected.

In relation to the concerns raised in comments from neighbours, they made a pre-enquiry in 2011 about building above their garage and the officers' opinion at the time was that this would cause a terracing effect. This enquiry was before amendments were made to the immediate neighbouring properties and the pre-enquiry is an officers opinion at the time. Since this enquiry, changes have been made to the neighbouring properties in the way of contemporary cosmetic alterations. No. 10 is set back from no.8 and with the different ground levels, the proposed extension would be lower in height than no. 10 and it is considered that it would not cause a terracing effect and is more in keeping with properties throughout the development.

In terms of visual amenity, it is considered there will be no significant impact on the street scene as the application property is located on the end, corner plot and there is a mixture of properties throughout the street scene.

Highway Safety

Policy INF2 requires that appropriate provision is made for safe and convenient access, and that parking provision should have regard to parking standards (to be published as a SPD). The Design SPD strongly encourages the provision of two parking spaces per dwelling, and recommends that three spaces are provided for homes of four bedrooms or more. The plan shows sufficient space for two to three cars that will meet the required width and length set out in the SPD. The proposed garage is under the minimum dimensions required, but with the parking spaces within the frontage of the property, the provision is sufficient and will be conditioned to be provided.

The impact on the setting of the Grade II Listed Building and adjacent Conservation Area

The proposed two storey extension would be some 10m from the property's rear boundary with the listed Stone Fronts, which itself is 16.5m from its boundary with sufficient screening from boundary fences, trees and vegetation. The application property adjoins the Ticknall Conservation Area but is not within. The Harpur Avenue properties have no relationship with the Ticknall Conservation Area in any way which informs or allows understanding of its special significance and the proposed works would not alter that existing relationship. As such, the impact upon the listed building and conservation area would be neutral and significance would be preserved as is described as a desirable objective within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, the proposal would conform to the requirements of the NPPF and the objectives of Policies BNE2 of the LP1 and

BNE10 of the LP2 in that the significance of the heritage assets (nearby listed building and adjacent Conservation Area) would not be harmed.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policies BNE1, BNE2 and INF2 of the LP1 and Policies H27 and BNE10 of the LP2.

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:	10/12/2021
Report agreed:	13/12/2021
Authorised officer:	Emma Palmer-Barnes
