
Delegated report Officer: James Norton

Application ref. DMPA/2020/1400

Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission ref: 9/2017/1383 for the residential development of one detached dormer bungalow at Silverthorn, Church Broughton Road, Foston, Derby, DE65 5PW

Valid date: 17/12/2020

Consults expired: 18/02/2021

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

9/0296/0748 – Outline application for the erection of a dwelling – Approved 28/05/1996

9/2000/0394 – Outline application for the erection of a dwelling – Approved 23/06/2000

9/2000/0922 – Single storey side extension – Approved 29/11/2000

9/2017/1383 - Outline application (all matters reserved) for the erection of a detached dormer bungalow
- Approved 14 February 2018

Responses to consultations and publicity

Highway Authority - Initially requested the inclusion of visibility sightlines adding to the proposed site plan. Following the submission of the amended plan, the Highway Authority commented that, bearing in mind the previous applications on the site and the lightly trafficked nature of Church Broughton Road, there are no objections to the proposal from the highway point of view subject to conditions being included in any consent in the interests of highway safety.

Environmental Health - no comments to make.

No comments received from Hatton Parish Council at the time of writing this report.

No neighbour responses received at the time of writing this report.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1: S2, S6, H1, SD1, BNE1, INF2
- 2017 Local Plan Part 2: SDT1, BNE5

The relevant national policy and guidance is:

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

The relevant local guidance is:

- South Derbyshire Design SPD

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 and amenity;
- Access and
- Landscaping and Boundary Treatment

Planning assessment

Design and Amenity

This being an application for reserved matters, the principle of the erection of a dwelling in this location has already been established through the grant of permission of 9/2017/1383 which dealt with principle only. This reserved matters application provides detailed plans of a single dwelling. The plans show a dormer bungalow set back from the road on a similar line to Silverthorn to the north and Oxmead to the south which are both mid 20th century bungalows. The design and layout is similar to the existing dwellings and, although the ridge height is slightly higher than the two adjacent dwellings, as the ridge runs east/west, the impact would be negligible. The windows on the proposed dwelling are primarily facing east/west to the front and rear of the property. There is however, one bedroom window at ground floor level on the side elevation to the south. This would face a proposed close boarded fence to replace the existing hedgerow. Whilst there are bedroom windows facing north in the adjacent property (Oxmead), as these are windows on a side elevation, these are not assessed by the Design SPD as they are treated as secondary windows. In any event, there would be limited inter-visibility as the window on the proposed property would be 1.2m away from the close-boarded fence. At first floor level, the two main bedrooms are served by windows facing east and west, whilst the rooflights facing north and south serve the bathroom and gallery/landing. These are therefore not primary windows and in any event, are a minimum height of 1.7m to the lower level of the rooflight and as such are considered acceptable. The overall design, scale and appearance, subject to details of brick and tiles to be used prior to incorporation into the development, is considered to comply with BNE1 and SD1 of the Local Plan.

Access

The initial proposed site plan provided with this application did not show visibility sight lines and the Highway Authority noted this, requesting these details to be provided. The plan was amended and the Highway Authority raised no objections to the proposal. There is sufficient parking and turning space provided within the site sufficient for the proposal to satisfy policy INF2.

Landscaping and boundary treatment

The proposal provides a modest garden area with patio and the remaining area laid to lawn, as shown by the proposed site plan. This plan also shows that existing hedgerows at the front and rear are to be retained (apart from where the new access is created) but new close boarded fences are to be provided on the north and south boundaries. Whilst a condition for details of landscaping is not required, a condition has been attached requiring provision of boundary fences. Subject to this condition the proposal is considered 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:	13/12/2021
Report agreed:	14/12/2021
Authorised officer:	Emma Palmer-Barnes
