
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1594

The erection of a two storey side and single storey rear extension at 82 Springfield Road, Midway, Swadlincote, DE11 0BY

Valid date: 19/10/2021

Consults expired: 12/11/2021

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

9/2002/0743 - The erection of a conservatory

Responses to consultations and publicity

No responses received

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local Plan Part 1 (LP1) 2016: SD1, BNE1, INF2

Local Plan Part 2 (LP2) 2017: 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

The two-storey side extension can be seen from the public realm, the proposed two storey side extension would be set back 4m from the existing front elevation and its ridge height would be set down from the existing roof ridge, making this element subordinate to the host property. The proposed materials, design, character, and scale are considered sympathetic to the host property.

The proposed single storey rear extension would not be visible within the street scene, due to its location to the rear of the property. It is considered that the scale, materials, design, and character would be subordinate and sympathetic to the host property. It is considered that the proposal would be in keeping with the general character of the area in accordance with the aims and objectives of Policies BNE1 and H27.

Amenity

The proposed single storey rear extension would extend beyond the existing rear wall by 0.15m more

than the existing single storey rear element. There are no side elevation windows proposed on the northern flank wall. There is a 0.9m distance between the proposed flank wall and the shared boundary with No.80. Given the separation distance, the shared boundary wooden fence, the eaves height and the lack of flank wall windows, it considered that no significant overlooking, overbearing or overshadowing harm would arise to No. 80. All other neighbours to the south of the site would be over 25m away which is considered to be far away enough from the proposed two storey side extension to prevent any significant overbearing or overlooking harm arising to these neighbours amenities, particularly as no windows are proposed in the south west elevation of the two storey element. The neighbours to the rear are a significant distance from the proposed extensions. It is therefore considered the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

The proposal would be built on part of the drive and result in the loss of one parking space and use of the garage for parking, however there is considered to be enough parking available on the remaining drive.

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:	14/12/2021
Report agreed:	14/12/2021
Authorised officer:	Emma Palmer-Barnes
