
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1514

The erection of a single storey rear extension and conversion of garage to habitable accommodation 7 Rutland Close, Hilton, Derby, DE65 5QW

Valid date: 20/10/2021

Consults expired: 03/12/2021

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

9/2018/0322 - Approval of reserved matters (appearance, landscaping, layout and scale) of outline permission ref. 9/2013/1044 for erection of 177 dwellings and creation of associated roads and infrastructure (residential phase 2)

Condition 6 of this reserved matters approval restricts the conversion of garages.

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, SD2, BNE1, INF2

Local Plan Part 2 (LP2) 2017: H27

The relevant local guidance is:

South Derbyshire Design Guide Supplementary Planning Document (SPD)

Hilton Neighbourhood Plan Development Plan November 2021

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
- Flooding

Planning assessment

Design

The proposed single storey flat roofed rear extension would not be visible along the street scene due to its location to the rear of the property. The proposed rear extension would infill the gap between the existing single storey rear outshot and extend along the width of the host property's rear elevation. It is considered that the scale, design and materials would be sympathetic to the host property.

The proposed conversion of the garage would include the insertion of an eastern flank wall patio door

which would not be visible along the street scene, because this is shielded by the host property. The main changes would be internal to facilitate an annexe, storage, and WC. The proposed patio door is considered to be sympathetic to the character of the host property in terms of materials, scale and design. 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 & H27.

Amenity

The proposed single storey rear extension rear elevation patio doors and the proposed insertion of a window to the existing single storey rear out-shot would only create oblique views towards the rear garden of no. 3. The proposed garage conversion eastern elevation patio doors would create views towards No.16's mid garden area, however given there is a 4.9m separation distance to the intervening boundary fence, the views towards No.16's mid garden, would not cause any significant overlooking harm. It is therefore considered the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

The proposal would result in the loss of one parking space, however there is sufficient parking available on the existing drive.

Flooding

The application site lies in flood zones 2 and 3. The applicant has not submitted a flood risk assessment as part of the application, therefore Condition 4 has been applied.

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:	15/12/2021
Report agreed:	15/12/2021
Authorised officer:	Emma Palmer-Barnes
