
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1201

The erection of a two storey extension at 25 Fields Lane, Castle Gresley, Swadlincote, DE11 9JL

Valid date: 15/09/2021

Consults expired: 29/10/2021

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 Planning History

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; and
- Amenity

Planning assessment

Design

The proposal would be sympathetic and is subordinate to the host property which is in line with the Council's Design Guide SPD. The existing front door is above ground level and to help with easier access to the property they are installing a ramp, to help with this to the porch. On the side elevation the windows are asymmetrical which is not ideal but with the constraints on the other side the window would be inserted to the shower cubicle. Even allowing for this, the side elevation is on the end of the road and is not facing any other properties so it is considered that as an anomaly it would be acceptable for this proposal. The front windows are of slightly different design to the existing but it is considered that this is acceptable as the front elevation is set back and they match the ones in the new extension so this will intertwine the existing and proposed together. The materials will match and this will be conditioned.

It is considered that this proposal will not have an adverse effect on the street scene, as the property is at the end of the lane and is unadopted so would not be clearly seen from the public realm. The property is not within a conservation area but is within the countryside. The extension is within the approved residential curtilage and will appear subordinate to the host dwelling so it is considered there will be no adverse effect on the countryside.

Amenity

It is considered that the proposed extension would not affect the amenities of the other properties. It is the end property of the lane and no. 8 Fields Lane which is adjacent is over the separating distances used as a guide. On the side elevation the Juliet balcony on the first floor will have no adverse effect on neighbour amenity as they will be facing the open countryside, where there is an established privet boundary hedge. There is a public footpath to the north of the property but it is considered that there would be no adverse overlooking as the distance is 17m away from the property with a boundary privet hedge.

Highway Safety

The extension will add one extra bedroom but it is considered there will be no significant increase in parking demand and the proposal does not affect existing car parking arrangements.

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.

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: 16/12/2021

Report agreed:

Authorised officer: Steffan Saunders
