
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2021/1456

The erection of extensions at Etwall Hayes, Willington Road, Etwall, Derby, DE65 6NR

Valid date: 27/08/2021

Consults expired: 15/10/2021

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

9/2018/0264 - Erection of rear extension - approved May 2018 but not built;

9/2010/1146 - Alterations to outbuilding for annexe use - approved Feb 2011 - extant consent by virtue of commencement;

Responses to consultations and publicity

No comments received.

Relevant policy, guidance and/or legislation

The relevant policies are:

- 2016 Local Plan Part 1: S2 (Presumption in Favour of Sustainable Development); SD1 (Amenity and Environmental Quality); SD4 (Contaminated Land and Mining Legacy Issues); INF2 (Sustainable Transport); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development) and BNE5 (Development in Rural Areas)

National Guidance:

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

Local Guidance:

- South Derbyshire Design Guide SPD (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 including impacts on the countryside setting;
- Impacts on general amenity; and
- Highway safety

Planning assessment

Design including impacts on the countryside setting

This is a fine period property set in large grounds. It is however not listed, nor is it in Conservation Area. It sits outside of the village boundary (as denoted in the local plan) but the principle of extension can be supported by way of policy H27. The property has been extended before, to the rear, arguably in a slightly ad hoc fashion.

Plans show a proposed single storey extension to the rear, in my view tidying up some of the past work, with some replication of some of the form and characteristics of the original build - see sash style windows and the hipped roof etc. A slight departure from that however is the introduction of some large expanses of glass. Those are located to the rear of the plot however and such can be supported due to their lack of public prominence; their linear form does though take some influence from the more linear (than horizontal) original voids here. Plans also show the reintroduction of a bay window to the side wall (matches the bays to the front). There is no detriment in replicating that element, given the existence of similar here and again, its generally recessive positioning. Key to acceptance here is the build does not significantly alter the current built footprint or extend beyond the sides of the original house.

Impacts on general amenity

Given the generous separation distances here to neighbours, the proposals are not considered to cause impacts in regards loss of privacy or overbearance, the changes simply too far away as to impose adversely.

Highway safety

The property affords a large area of parking/turning to the front. The proposals here do not change that to where any related impacts would occur. Works as such are in accord with the requirements of policy INF2.

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:	17/12/2021
Report agreed:	17/12/2021
Authorised officer:	Steffan Saunders
