
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1536

The erection of an extension and hardstanding at 17 Irvine Close, Stenson Fields, Derby, DE24 3HS

Valid date: 24/09/2021

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

9/1291/0884 Residential Development - App STC 2.10.1992

9/1094/588/ Plots 1-62 - App STC 30.11.1994

9/995/477 Renewal of 9/1291/0884/O - App STC 10.11.1995

9/396/896 Substitution inc. Plot 60 - App STC 17.5.1996

9/1096 Vary Cond 10 of 9/1291/884 re: construct footbridge

Responses to consultations and publicity

County Highways - No objection subject to conditions. Whilst I assume that the additional parking space could be provided under PD rights, as it forms part of the application. incl condition regarding vehicular cross over fronting the site.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:-

Local Plan Part 1 (LP1): SD1 (Amenity and Environmental Quality); BNE1 (Design Excellence); and INF2 (Sustainable Transport)

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;
- Amenity and
- Highway Safety

Planning assessment

Design

It is considered that the design of the proposed lean-to single storey extension would be in keeping with the character of the existing host and is subordinate to the existing dwelling. In amendments received the window on the front elevation will match the existing style and this will bring continuity through the property . There are no other single storey extensions within the immediate vicinity, however due to its scale, design and siting it is considered the proposal would not to have an adverse effect on the overall street scene.

Amenity

It is considered that the proposed extension would not be of a size that would cause overshadowing or overlooking in line with the Council's SPD. The proposed roof light on the side elevation facing the neighbouring property no. 19, is positioned so as to not result in any significant loss of amenity through overlooking. It is considered that due to the siting of the proposed extension there would be no impact on #15 Irvine Close and it is considered that all other adjoining properties are at a sufficient distance from the extension (and across a highway) so as not to cause any significant loss of privacy.

Highway Safety

Policy INF2 requires that appropriate provision is made for safe and convenient access, and that parking provision should have regard to parking standards (to be published as a SPD). The Design SPD strongly encourages the provision of two parking spaces per dwelling, and recommends that three spaces are provided for homes of four bedrooms or more. The plan shows sufficient space for two parking spaces that will meet the required width and length set out in the SPD.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policies BNE1 & INF2 of the LP1 and Policy H27 of the LP2.

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:	20/12/2021
Authorised officer:	Sarah Beeby
