
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1616

The erection of a two storey front extension, oak framed canopy, bay window to the front and the removal of chimney at 155 Doles Lane, Findern, Derby, DE65 6BA

Valid date: 20/10/2021

Consults expired: 20/12/2021

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

Responses to consultations and publicity

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local Plan Part 1 (LP1) 2016: S2, SD1, BNE1, INF2

Local Plan Part 2 (LP2) 2017: H27 BNE5

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 proposed two storey front extension, bay window and removal of the existing chimney would be visible along the street scene. The removal of the existing chimney would not significantly harm the existing character of the host property. The proposed two storey front extension would be set down from the existing host property's existing ridgeline and would be subordinate to the main dwelling house. It is considered that the scale, proportions, materials, character, and design would be sympathetic and be in keeping with the character of the host property. The proposed front bay window's scale, design, character and materials would be sympathetic to the host property. The proposed front canopy porch pitch roof ridge line would be set 0.45m higher than the existing garage pitch, however this is acceptable because its not significantly high and it would not dilute the character of the 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 & H27.

Amenity

The proposed two storey front extension with the single storey canopy would be approximately 7.4m from the shared boundary with No.157 and the proposed front bay window would be approximately 3.8m from the shared boundary. The proposals would be in line with No.157's flank wall (which has a window) and their side garage. Given the separation distances, the minimal projections of the two storey element (1.125m) and the intervening boundary fence and no flank wall windows are proposed,

it is considered that no significant overlooking, overbearing or overshadowing harm would arise to No.157. The two storey extension would be approximately 6m from the shared boundary with No.153 and largely screen at ground floor level by the applicants existing garage. Due to the separation distance, the minimal projection of the two storey element and the intervening structure it is considered that there would be no significant impact on amenity. All other neighbours are considered to be located at a distance whereby there would be no significant detriment to their occupants amenity. Considering the above the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

The proposal would not result in any change to the existing parking arrangements and there is enough parking available on the existing drive and the highway.

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:	21/12/2021
Authorised officer:	Sarah Beeby
