
Delegated report Officer: Teresa Turner

Application ref. DMOT/2021/1665

Approval of details required by condition 3 attached to ref. DMPA/2021/0999 (The erection of a detached garage, detached shed and freestanding electric charging point) at 33 Main Street, Hilton, Derby, DE65 5GG

Valid date: 29/10/2021

Consults expired: 24/11/2021

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

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

The Conservation Officer comments that he is satisfied that the images provided showing a sample of bricks against a backdrop of the existing building confirm that the proposed material would achieve a good match with the existing. Whilst not strictly necessary from the condition he is also satisfied with the details of mortar and joint finish included with the submission. As such there would be no objection to condition 3 being discharged on this basis.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

This application seeks approval of details required by conditions set out on the host permission such that the scope of planning considerations is confined to the matters which those conditions seek to control or address. Matters of principle are thus not of relevance under this assessment.

Planning assessment

The submitted details of 29th October 2021 are considered acceptable in the context of the setting of the host listed building and condition 3 of householder planning permission DMPA/2021/0999, in relation to the materials to be used, is hereby formally discharged.

Recommendation

Approve

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: 22/12/2021

Authorised officer: Sarah Beeby
