
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1588

The erection of a single-storey extensions (side and rear) at 11 Merlin Way, Woodville, Swadlincote, DE11 7QU

Valid date: 18/10/2021

Consults expired: 11/11/2021

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

No relevant history

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).

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;
- Amenity Impacts;
- Highway Safety; and
- Coal Mining Legacy Impacts

Planning assessment

Design

Plans show the removal of a car port with gates and replacement with a single storey extension to the

side, that then also wraps around the rear. The proposal is deemed to be an improvement to the context as the car port was slightly at odds due to its prominent position (flush with the front wall) and its materials (wood, where brick is more prevalent). The side extension by virtue of its set back and narrowness would appear subservient whilst the rear part is more private and such of limited consequence in regards design. In summary though the proposal would be inkeeping with the character of the area, as is the requirement of policy H27.

Amenity Impacts

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither of a size or situation as to unduly overshadow or cause a reduction in privacy. The new mass is of modest height and would be only seen peripherally from the immediate primary spaces, partly in fact due to No9 (to the side) having extended their property in similar fashion. In regards retaining a fair level of privacy, the extension has been designed to look over its own garden in the large, however there is a window proposed in the side elevation facing #13. This is proposed to serve a hallway and faces an existing solid boundary such that there would be no loss of privacy. There is not considered to be any impact on the properties to the rear or across the highway due to the scale of the development and the separation distances involved.

Highway Safety

Plans show no new bedrooms whilst 2 car spaces are maintained on the drive. That level of provision is deemed fair in this context for what is a 3 bed house, commensurate for the context.

Coal Mining Legacy Impacts

The Coal Authority advice, given the site in a high risk zone (for legacy impacts), shall be added as an informative. There was however no need for a coal report as part of this application.

Conclusion - the proposal accords with the basic provisions of related policy and guidance. An informative will be added however in respect of the verge (and foundation) detail, that closest to No9 Merlin Way in an attempt to avoid trespass.

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:	22/12/2021
Report agreed:	22/12/2021
Authorised officer:	Sarah Beeby
