
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1503

The erection of a single storey rear replacement extension at 22 Amberwood, Newhall, Swadlincote, DE11 0QQ

Valid date: 01/10/2021

Consults expired: 09/12/2021

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

None.

Responses to consultations and publicity

None received

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

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

Local Plan Part 2 (LP2) 2017: H27 BNE7

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 single storey rear/side extension's would be partly visible along the street scene above the wooden fence from a 5.8m distance along Amberwood Road. The proposed extension is considered to be an acceptable design. It is considered that the roof form, scale, material and character would be sympathetic to the host 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 rear extension would be the closest to the adjoining neighbour at No.20. The proposed rear of the extension would protrude 2.7m beyond No.20's rear elevation. The proposed single storey height and the intervening boundary fence would be sufficient to prevent any significant overbearing or overshadowing harm to No.20. It is noted that a similar extension could be built under permitted development. Considering the above the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

No changes to the existing parking arrangements would arise.

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:	Steffan Saunders
