
Delegated report Officer: Neil Thompson

Application ref. DMOT/2021/1575

Partial Approval of door joinery details required by condition 4 and details of condition 14 attached to application ref. DMPA/2020/0376 (Conversion and extension of agricultural barn to create one dwellinghouse (use class C3)) at Bonehills Farm, Etwall Road, Mickleover, Derby, DE3 0DN

Valid date: 04/11/2021

Consults expired: 03/12/2021

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

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 Environmental Health Officer has no objection to the proposals as submitted and condition 14 can be partially discharged.

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

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this discharge application are:

- The acceptability of the submitted joinery details; and
- The provision of the electric charging point for the dwelling.

Planning assessment

The acceptability of the submitted door joinery details

The Conservation Officer has looked at the proposals and can confirm that the details are acceptable and the condition can be discharged (subject to the doors being installed in accordance with the agreed details).

The provision of the electric charging point for the dwelling

The Environmental Health Officer is satisfied with the submitted details. These need to be implemented in accordance with the approved details.

The submitted details can be partially discharged (cannot be fully discharged as EVC point needs be retained for life of development).

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:	06/12/2021
Report agreed:	24/12/2021
Authorised officer:	Emma Palmer-Barnes
