
Delegated report Officer: Teresa Turner

Application ref. DMOT/2021/1615

Approval of details required by condition 3 attached to ref. DMPA/2021/0570 (The erection of 2 rear single storey extensions with first floor terrace to part, erection of front porch and changes to material finishes to front elevation) at 58 Main Street, Walton On Trent, Swadlincote, DE12 8LZ

Valid date: 20/10/2021

Consults expired:

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

No consultation was required as the condition was imposed by the case officer in order to protect the amenities of the neighbouring properties.

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 originally submitted details received on 19th October 2021 and made valid on 1st November 2021 are considered acceptable with regard to the glazed screen arrangement and their fixings. However, the reference to '902 shot blast glass' was not sufficient to identify whether this would afford the level of obscurity required to protect the neighbours amenities as the condition states that the glazing shall be Pilkington level 5 or an equivalent and that a sample shall be supplied.

The photograph showing an example of the obscure glazing which is denoted as being 10% etched (received on 16th December 2021) and the email of 11th January 2022 advising that the obscure glazing is confirmed as being Grade 5, the highest level, would now enable condition 3 of householder planning permission DMPA/2021/0570 to be fully 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:	20/01/2022
Report agreed:	20/01/2022
Authorised officer:	Emma Palmer-Barnes
