
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1708

Retrospective application for the erection of a single storey side/rear extension at 17 Lullington Road, Overseal, Swadlincote, DE12 6NF

Valid date: 08/11/2021

Consults expired: 14/12/2021

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

DMPA/2021/1170 - Formation of a vehicular access to serve - App STC 11/10/2021

Responses to consultations and publicity

No comments received.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local Plan Part 1 (LP1): SD1, SD3, SD4, BNE1

Local Plan Part 2 (LP2): H27

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 and
- . Amenity

Planning assessment

Design

This is a retrospective application for the erection of a single storey flat roof side/rear extension with flat, glazed roof lantern. The proposal respects the character of the original dwelling with matching brick work and would be subordinate in scale to the existing single storey rear extension gable roof. This extension will be a partial infill to the existing rear elevation and with it being built onto the boundary wall, this would enclose the rear.

Amenity

It is considered the proposed extension would not be of a size that would cause overshadowing or overlooking in line with the Council's SPD. The side elevation is built on the boundary wall so it is considered that this would provide adequate screening to preserve privacy levels from the public right of way and no. 19. There are no properties to the rear and the proposed extension is set in from the existing rear elevation so would not cause any additional overlooking. The existing building will preserve the privacy for no. 15.

Other issues

The site falls within the River Mease catchment area. Given the nature and location of the proposal, it is considered it will not have any impact on the integrity of the SAC.

An informative will be included as the site is within a low risk former coal mining area.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD , Policies SD3, SD4 and BNE1 of the LP1 and policy H27 of the LP2.

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:	20/01/2022
Report agreed:	20/01/2022
Authorised officer:	Emma Palmer-Barnes
