
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1579

The erection of a rear single storey extension and new front porch, with the conversion of the garage to part store and part garden room at 18 Kingsgate Road, Chellaston, Derby, DE73 6XA

Valid date: 25/10/2021

Consults expired: 10/12/2021

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

9/2012/0568 Outline application with all matters reserved (except for access) for up to 450 dwellings including the provision of a small discount supermarket (A1 use 1,650sqm), local centre comprising of no more than 5 individual units (A1/A2/A3 use totalling 1,650sqm), day nursery (D1 use-450 sqm) primary school and open space on - App STC 26.1.2015

9/2015/0210 Reserved matters for 200 dwellings with associated infrastructure, public open space and leap relating to outline planning application with all matters reserved 9/2012/0568 - App STC 27.8.2015

9/2016/1081 Approval of reserved matters for 2010 dwellings with associated infrastructure, public open space and leap of outline planning permission 9/2012/0568 (revision of reserved matters approval ref: 9/2015/0210) - App STC 12.8.2016

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 (Amenity and Environmental Quality); BNE1 (Design Excellence); and INF2 (Sustainable Transport)

Local Plan Part 2 (LP2): H27 (Residential Extensions and Other Householder Development)

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 and
- Highway Safety

Planning assessment

Design

The proposal comprises of a new front porch, rear single storey extension and the conversion of garage into store and garden room. It is considered that the extensions would be sympathetic and subordinate to the host property which is in line with the Council's Design Guide SPD. The front porch

would be centred roughly centrally to the host dwelling and would be constructed with a tiled pitch roof and brick walls. Whilst the porch would project forward of the existing host, it is considered that this is acceptable and would not result in such a significant change the appearance of the front of the property such that it would be out of character in the streetcene. With the rear extension this is not visible from the street scene, but respects the proportions and design of the existing dwelling and with the new bio fold doors and roof lights being on the elevation facing into the property's garden it is considered to be acceptable. The conversion of the garage into store and garden room is acceptable the front of the garage is not altering so there will be no change to the view from the immediate street scene. The existing side door will be replaced with patio doors these will open onto the garden and facing the new extension. The materials for the front porch, garage conversion and rear extension will match those of the existing host (and this will be conditioned) the appearance will be in keeping with the host and overall street scene.

Amenity

The proposed porch would not be of a size that would cause overshadowing / significant loss of privacy, sited off the shared boundaries and would not adversely affect the amenities of neighbours. The proposed rear extension is proposed to be built on the boundary with no. 16. This neighbouring property has an outbuilding located on this boundary, which will assist in providing a screen for the proposed extension from this neighbour, such that there would be no loss of amenity through any overbearing/overshadowing or loss of privacy (due to the absence of openings on this side facing elevation). An informative will be put on the decision regarding trespassing onto neighbouring property. Due to its size, scale, design and siting the rear extension is not considered to have any detrimental impact on the amenity of any of the neighbours to the rear or those at number 20. The alterations to the existing garage (new openings) are not considered to have any detrimental impact on the occupants of any adjoining neighbours.

Highway Safety

Policy INF2 requires that appropriate provision is made for safe and convenient access, and that parking provision should have regard to parking standards (to be published as a SPD). The Design SPD strongly encourages the provision of two parking spaces per dwelling, and recommends that three spaces are provided for homes of four bedrooms or more. There are no additional bedrooms proposed and whilst the conversion would result in the loss of the garage space it is considered that there is still sufficient space to accommodate two vehicles to park in tandem at the front/side of the property. As such the proposal is considered to be acceptable on highways grounds.

Conclusion

As such, the proposal would be in accordance with the requirements of the NPPF, the Council's SPD, Policy BNE1 & INF2 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:	26/01/2022
Authorised officer:	Sarah Beeby
