
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1771

The erection of a detached garage with gym / garden room at Yew Tree Cottage, Main Street, Ingleby, Derby, DE73 7HW

Valid date: 23/11/2021

Consults expired: 30/12/2021

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

9/2008/0345 Erection of conservatory - App STC 16.5.2008

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
- Highway safety

Planning assessment

Design

The proposal comprises of a split level detached garage with a garden room/gym at a lower level to the rear. The garage is considered to be subordinate to the original dwelling and due to different land levels at the site, the view from the public realm would be the garage door and roof and a small retaining wall, this is considered acceptable. The detached garage is below the minimum size for a double garage within the Council's Design Guide but it is considered acceptable as there are sufficient additional parking areas within the property boundary. It is considered there will be no adverse impact on the general character of the area as although tall, the garage has a lower ridge height than the house and the main view will be of the garage part only. The materials of the garage / garden room are to match the existing host (and this will be conditioned) so it is considered the appearance will be in keeping with

the host. The boundary of existing hedge and fencing will stay in place so the view of the garage decreases from the public highway.

Amenity

It is considered that the proposed detached garage garden/gym room would not adversely affect the amenities of the neighbours. The nearest neighbour Elm Cottages is over 35m away from the applicants boundary, also there are trees, vegetation and a fence on the boundary which will help with any overlooking and with the paddock in between the properties. The rear elevation to the garden room/ gym, with bi fold doors, would be facing out to open fields and it is considered that the trees and vegetation mean the proposal is acceptable.

Highway safety

It is considered that there are enough car parking spaces at the property to meet the standards of the Council's SPD. Although the garage does not meet the minimum requirements for a double garage, with no additional bedrooms being proposed and no changes to the existing parking at the property, this is considered sufficient provision for the property.

Conclusion

As such, the proposals would be considered to be in accordance with the requirements of the NPPF, the Council's SPD, Policies BNE1 and 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:	10/03/2022
Report agreed:	11/03/2022
Authorised officer:	Emma Palmer-Barnes
