
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1741

The erection of extensions at 1 Truro Close Midway, Swadlincote, DE11 7LL

Valid date: 16/11/2021

Consults expired: 16/12/2021

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

No planning history.

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) 2016: SD1, BNE1, INF2

Local Plan Part 2 (LP2) 2017: H27 BNE7

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

Parking

Planning assessment

Design

The proposal would not be clearly visible along the street scene. The proposal would be sympathetic and subordinate in terms of scale, materials, design and character. The roof form has been kept lower than the host property and the roof form and materials match the host property. It is considered that the proposal would be sympathetic to the host property in terms of character and design. The proposal meets the aims and objectives of Policies BNE1 & H27.

Amenity

No.2 is the semi-detached neighbour closest to No.1. The proposed single storey rear extension would be closest to No.1 which would be 0.2m away from the common boundary and the proposed two storey flank wall elevation would be 2.6m from the common boundary. There would be no flank wall windows, apart from the two roof lights in the proposed rear extensions roof slope. The roof lights would only create oblique views towards the skyline. The proposed rear elevation windows would only create oblique views towards the rear garden. It is considered that the eaves heights, the separation distances, the lack of flank wall windows and the intervening boundary fence would be sufficient to overcome any significant overbearing or overlooking harm arising to No.2. All other neighbours are far enough away to prevent any significant harm arising to the neighbouring amenities. Considering the above the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

The proposal would not result in any change to the existing parking arrangements and there is enough parking available on the existing drive and the highway.

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:	01/03/2022
Report agreed:	13/03/2022
Authorised officer:	Steffan Saunders
