
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1863

The erection of extension to existing garage at Parlour Barn Rectory Farm , Unnamed Road From Marlpit Lane To James Lane, Sutton On The Hill, Derby, DE6 5JA

Valid date: 16/12/2021

Consults expired: 25/01/2022

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

9/2015/0657 – Construction of a detached garage – Approved

9/2012/0189 – Conversion of farm buildings into residential units - Approved

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 proposed single storey side extension would adjoin the existing garage. The small depth is acceptable, and the eaves and ridge height would be the same as the existing garage outbuilding. The proposals height is not subordinate however given the proposals limited depth and the fact that the proposal cannot be clearly seen along the highway, the proposals heights would not be so harmful to warrant a refusal and it is therefore considered to be acceptable. The roof form and materials would be sympathetic to the existing garage outbuilding and the proposal would meet the aims and objectives of Policies BNE1 & H27.

Amenity

The proposal would be far away enough from the neighbouring properties and given its limited depth, it would not cause any significant harm to the amenities of the neighbours. 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 within the garage and on on the existing drive.

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:	21/03/2022
Report agreed:	22/03/2022
Authorised officer:	Steffan Saunders
