
Delegated report Officer: Sadaf Malik

Application ref. DMPA/2021/1750

The erection of extensions at 29 Doles Lane, Findern, Derby, DE65 6AX

Valid date: 18/11/2021

Consults expired: 17/12/2021

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

9/2015/1090 - The erection of a single storey rear extension - Approved 2015.

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

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 two storey rear extension would not be visible within the streetscene due to its location to the rear of the property. It would be built predominantly above an existing single storey extension and will have a rear facing gable. The small single storey section will have a flat roof. It is considered that the scale, materials, design, and character would be subordinate and sympathetic to the host property.

The proposed two storey front extension would be visible within the street scene. The proposed front extension's character and appearance would be like the existing front elevation and a limited depth is proposed. The proposed increase in eaves and ridge height of the existing side element would be considered sympathetic and subordinate to the character of the host property as the extension would still retain a setback from the front elevation. It is considered this part of the proposal would be sympathetic in terms of character, materials and scale. In light of the above, the proposal would be considered to meet the aims and objectives of Policies BNE1 & H27.

Amenity

The proposed front extension would extend slightly forward of the block of single storey garage outbuildings, and given the limited depth, no harm would be considered to arise to nearby neighbours.

The rear extension's two storey side would be in line with No.31's existing single storey rear conservatory. Given that there is a 3.9m total flank wall distance between the two properties, and an intervening boundary treatment and no proposed flank wall windows (although a new first floor bathroom window would be inserted in the existing house), it is considered no significant overlooking or overbearing harm would arise to No.31.

The proposed single/two storey rear extension would be over 5m away from the shared boundary and would be in line with No.25's front garden, therefore no significant overlooking or overbearing harm would arise to No.25.

No other neighbours are considered to be affected given the separation distances.

Considering the above, the proposal would meet the aims and objectives of Policies SD1 and H27.

Parking

The proposed front extension's limited depth would not impact on the two parking spaces on the existing drive and so no harm to highway safety is considered to arise.

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:	01/04/2022
Report agreed:	01/04/2022
Authorised officer:	Emma Palmer-Barnes
