
Delegated report Officer: Julie Marson

Application ref. DMPA/2022/0183

The part conversion of a garage at 17 Sandal Close, Boulton Moor, Derby, DE24 5BX

Valid date: 03/02/2022

Consults expired: 04/03/2022

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

9/2005/0611 outline application (all matters to be reserved except for means of access) for the construction of up to 1058 dwellings together with a primary school, retail provision (comprising A1-A5 uses) public open space (including children's play areas and sports pitches) supporting infrastructure and associated landscape works - Appeal allowed 26.1.2009

9/2010/1134 application for planning permission to extend the time limit for implementation of outline application 9/2005/0611 (all matters to be reserved except for means of access) for the construction of up to 1058 dwellings together with a primary school, retail provision (comprising a1-a5 uses) public open space (including children's play areas and sports pitches) supporting infrastructure and associated landscape works involving the variation of conditions 1, 2, 5, 6 and 25 involving amendments to the approved masterplan and amendments to the associated section 106 agreement - Granted 29.11.2011

Responses to consultations and publicity

County Highways - 16.02.2022 No objection

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 consists of part conversion of the garage into storage area. The garage conversion is all internal works (permission required because of permitted development removal) so there is no alteration to the design or exterior of the property. As there are no external alterations and no change to the street scene, it is considered that this conversion is acceptable.

Amenity

It is considered that the proposed garage conversion would not adversely affect the amenities of the neighbours, as the works are all internal.

Highway Safety

It is considered there are enough car parking spaces to meet the standards of the Council's SPD. With the garage being partially converted into storage, a parking space is lost as the garage will not meet the minimum requirements. There is no change to the hard standing at the front of the property and the plans show that the property can accommodate three parking spaces. This is considered sufficient provision in this location.

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:	06/04/2022
Report agreed:	12/04/2022
Authorised officer:	Emma Palmer-Barnes
