
Delegated report Officer: Julie Marson

Application ref. DMPA/2021/1553

Demolition of existing single storey lean-to outbuilding, rear porch and conservatory and replacement with single storey and 2-storey extensions at 59, Main Street, Milton, Derby, DE65 6EF

Valid date: 26/10/2021

Consults expired: 03/12/2021

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

9/780/736 Erection of two storey extension - App STC 11.9.80

9/185/1010 Erection of 2 metre wall and gates - App STC 21.3.85

9/198/853 Erection of porch and conservatory - App STC 11.3.98

9/2017/0964 Erection of replacement incidental outbuilding - App STC 15.12.2017

Responses to consultations and publicity

Conservation Officer - Object 16.02.2022

I also have initial concerns regarding the design, specifically how it works alongside the existing. The large two storey element is an offshoot of the original building. Whilst I can see why the architectural solution has been offered in this way, to create a continuous roofline to the south elevation, whilst working with the existing extensions to the east elevation, there is a incongruity of how all the elements work together, resulting in our shared opinion. The south elevation in particular is incongruous, with little architectural language of the original building being utilised in the proposed extension. I agree that a contemporary approach is appropriate, but the proportions and reference to vertical and horizontal detailing is lacking.

I also have concerns regarding the side extension to the north elevation. This is a larger lean to than existing. As a result, the roofline appears almost stretched creating a very wide shallow pitch. A flat roof contemporary arrangement may be an alternative, given the size of the single roof extension. Alternatively, given that this is the modern 'end' of the house, the two storey elevation may be better placed on this section of the house. This would enable the existing conservatory to be replaced as a single storey contemporary addition, to take advantage of the light and views, whilst maintaining a clear sightline of the original principal elevation of the dwelling.

Conservation Officer No Objection - 23.3.2022

I would be happy for the most recent drawing of the proposal to be accepted as the final version. I would have no further comments to add.

I have a better understanding of the approach to the design and appearance of the picture window, and I consider that it would provide a clear distinctive contemporary addition to the property. I consider that other minor adjustments to the alignment of the windows are an improved approach to the appearance.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1 (LP1): Policy S2 (Presumption In Favour of Sustainable Development), Policy SD1 (Amenity & Environmental Quality), Policy BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2 (LP2): H27 (Residential extensions and other householder development), BNE10 (Heritage)

- Repton Neighbourhood Development Plan

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)
- Milton Character Statement 2011 (CACS)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- Design;
- Amenity;
- Highway Safety and
- Impact on character and appearance of the conservation area

Planning assessment

Design

The proposal is for the removal of existing single storey lean to outbuilding, rear porch and conservatory and the replacement single storey and 2 storey extensions. The property is a traditional cottage, the proposed work looking to replace modern additions with contemporary extensions. The single storey extensions are subordinate and the two storey element will match the existing hosts ridge height. With the extensions being of contemporary design and the materials used this will give a distinction between the existing host and the extensions. The proposed Juliet balcony on the master bedroom is considered acceptable as the views will be mainly over the applicant's garden. As the extensions are of high quality design and not visible within the street scene, it is considered acceptable.

Amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, neither of a size or situation as to unduly overshadow or cause a reduction in privacy. The primary spaces at the property to the immediate north (No53) are considered to be far enough away as to not be overshadowed. Similarly the houses across the road afford similar good separation levels, distance seen to diminish impacts.

In terms of new windows, the majority look to the east, over countryside or southwards, out over its own garden. There is one new window that looks northwards again towards No 53 but not directly (or at close quarters) towards any primary space there.

Highway Safety

The site affords good provision - one car port space, one garage space and two spaces on the drive. That level of provision is considered fair for the situation.

Impact on the Character and Appearance of the Conservation Area

It is considered that the proposed extensions would not have a detrimental impact on the character and appearance of the conservation area. The extensions are considered well designed and the

contemporary style sits well with the more established context. There is an existing boundary wall and privet hedge around the application site which would provide adequate screening. As such, the impact upon the conservation area would be neutral and significance would be preserved as is described as a desirable objective within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, the proposal would conform to the requirements of the NPPF and the objectives of Policies BNE2 of the LP1 and BNE10 of the LP2 in that the significance of the heritage assets (Conservation Area) would not be harmed.

Conclusion

The proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policies BNE1, BNE2 and INF2 of the LP1 and Policies H27 and BNE10 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:	06/05/2022
Report agreed:	06/05/2022
Authorised officer:	Steffan Saunders
