
Delegated report Officer: Julie Marson

Application ref. DMPA/2022/0465

The erection of a single storey rear extension at 6 Brookdale Road, Hartshorne, Swadlincote, DE11 7HJ

Valid date:	31/03/2022
Consults expired:	04/07/2022
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

No relevant 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): SD1 (Amenity and Environmental Quality); SD4 Contaminated land and coal mining legacy; BNE1 (Design Excellence); INF8 (The National Forest)

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

Planning assessment

Design

The proposal comprises of a single storey rear extension. The extension would not be visible from the street scene, due to its location at the rear of the property. It is considered that the scale, design and character would be subordinate and sympathetic to the host property. With the proposed extension being rendered in an off white/cream colour and with the roof tiles and windows and doors matching the existing this will give the rear extension a definitive difference to the existing host without changing the overall character of the dwelling.

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 proposed extension will be up to the boundary of no 8 Brookdale Road (an informative will be put on regarding not trespassing onto neighbouring property) with a blank elevation and there is existing boundary treatment between the two dwellings. It is considered there would be no significant impact on the

occupants of any of the other neighbouring properties, due to the scale of the proposal, the separation distances involved and the siting of the extension in relation to these.

Conclusion

As Such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD, Policy BNE1, INF8 and Policy H27 of the LP2.

Recommendation

Not Required

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:	07/07/2022
Report agreed:	07/07/2022
Authorised officer:	Sarah Beeby
