
Delegated report Officer: Julie Marson

Application ref. DMPA/2022/0330

First floor extension and alterations at 136 Chiltern Road, Swadlincote, DE11 9SW

Valid date: 07/03/2022

Consults expired: 27/05/2022

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 planning 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); 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 comprises of a first floor side extension with alterations. The first floor extension will match the existing hosts ridge height, this is considered to be acceptable as the property is detached and it would not cause a terracing effect. The front first floor windows are matching the existing style and with matching brick work (this will be conditioned), it is considered that it helps entwine the two concepts together. The additional window opening on the side elevation in the existing host will be obscured glazed (this will be conditioned) and is to a blank elevation, so is considered acceptable. Overall, the proposals are considered acceptable within the street scene as there are a variety of properties.

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. With the new opening on the first floor with no. 134, it is considered that the impact would not be anymore than at present as it is replacing a window already in place and it is to a blank elevation and will be obscured glazed. There is no change to the outlook for the adjacent property at no. 138 as the extension is away from the property. The properties to the rear of the property are considered to be far enough away as not to be overshadowed or have a reduction in privacy. It is considered that there would be no significant impact on the occupants of the other properties across the road, due to the scale of the proposal and the separation distances.

Highway Safety

The extension will add one extra bedroom, the agent on the block plan supplied has indicated the provision for three parking spaces, this is deemed acceptable.

Other matters

An informative will be included as the site is within a low risk former coal mining area.

Conclusion

As such, the proposals would be in accordance with the requirements of the NPPF, the Council's SPD Policies BNE1 and INF8 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:	14/07/2022
Report agreed:	15/07/2022
Authorised officer:	Steffan Saunders
