
Delegated report Officer: Aimee Dobb

Application ref. DMPA/2022/0333

The erection of front canopy and external cosmetic alterations at 137 Twyford Road, Willington, Derby, DE65 6DG

Valid date: 08/03/2022

Consults expired: 21/04/2022

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

N/A

Responses to consultations and publicity

No representations received.

Relevant policy, guidance and/or legislation

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals should be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies include:

2016 Local Plan Part 1 (LP1): Policy S2 (Presumption in Favour of Sustainable Development), Policy SD1 (Amenity & Environmental Quality), & Policy BNE1 (Design Excellence)

2017 Local Plan Part 2 (LP2): H27 (Residential extensions and other householder development)

The relevant local guidance includes:

South Derbyshire Design Guide Supplementary Planning Document (SPD) (Adopted November 2017)

The relevant national policy and guidance include:

National Planning Policy Framework (NPPF)

- Chapter 2 (Achieving sustainable development), Paragraphs 8 & 11
- Chapter 12 (Achieving well-designed places), Paragraphs 126 & 130

Planning Practice Guidance (PPG)

- PPG Paragraph 26 – Design: process and tools

Planning considerations

In taking into account 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:

- Impact on the character of the area
- Impact on residential amenity

Planning assessment

Impact on the character of the area

The application site is a mid-20th century bungalow, constructed from brick with a tiled roof. The property appears to have originally formed an L-plan and has seen alterations to the frontage with a flat roof single storey extension which comprises of the hall, bedroom 1, and the integral garage.

To the front of the property is a foregarden and hardstanding for the parking of multiple vehicles. It has two vehicular access drives, and low brick piers and walls can be seen to the site's front boundary. The property is located to the north side of Twyford Road and due to the presence of the pavement and grass verge the front boundary is setback from the highway. To the rear of the property is private amenity space.

The property is located within the main built-up residential area of Willington. Adjacent neighbouring properties include No. 135 (west) and No. 139 (east) Twyford Road, with 10 Fern Close to the rear (north).

The proposal would see the erection of a front canopy and external cosmetic alterations, such as render to the frontage with feature areas of timber cladding; the entrance door and front windows would also be changed. The proposal would modernise the appearance of the property. It is noted that the use of render can be seen within the surrounding built form, which has a mix of house periods, types, and materials. Therefore, it is considered that the proposed rendered frontage would integrate with the material palette of the area.

It is considered that the proposed canopy and external cosmetic alterations would integrate within the street scene and would avoid having a negative impact upon the visual amenity and character of the area.

Impact on residential amenity

When considering the sufficient separation distances from adjacent neighbours, the character and layout of properties along the street scene, and the nature of the proposal, it is considered that the proposal would not negatively impact on the surrounding residential amenity.

Conclusion

The proposal has been found to be acceptable in terms of character, design, and scale in terms of its impact on the character of the area and street scene, with no significantly detrimental impact on the neighbouring amenity. As such, the proposal would be in accordance with the requirements of Policies S2, SD1, and BNE1 of the LP1, and H27 of the LP2, the Council's Design Guide SPD, along with Chapters 2 and 12 of the NPPF.

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:	19/07/2022
Authorised officer:	Sarah Beeby
