
Delegated report Officer: Helen Branson

Application ref. DMPA/2022/0311

The erection of a single storey potting shed/workshop in the southern end of the rear garden at Houghton House, Main Street, Church Broughton, Derby, DE65 5AS

Valid date: 03/05/2022

Consults expired: 03/06/2022

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

9/2006/0607 - Erection of extensions - Approved with Conditions 13/07/2006

Responses to consultations and publicity

Church Broughton Parish Council submitted a comment of "no objection"

Relevant policy, guidance and/or legislation

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

The development plan for the purpose of this matter comprises Part1 and Part2 of the South Derbyshire Local Plan that was adopted in 2016 and 017 respectively. Material considerations include, albeit not limited to, other relevant policies of the development plan, the South Derbyshire Design Guide Supplementary Planning Document (SPD), together with guidance contained within the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (NPPG).

South Derbyshire Local Plan Part 1

- S2 - Presumption in Favour of Sustainable Development
- SD1 - Amenity & Environmental Quality
- BNE1 - Design Excellence

South Derbyshire Local Plan Part 2

- H27 - Residential Extensions and other Householder Development

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 issues central to the determination of this application are:

- Impact upon the character and appearance of the area
- Amenity

Planning assessment

Context

Houghton House, Main Street, Church Broughton (the application site) is a two storey dwelling that in common with its neighbours fronts the local road network with reasonable sized gardens to the rear. The area can be described as polite suburban where no one architectural style or form dominates and a number of the surrounding dwellings to the application site have rear structures in their gardens (e.g. sheds and garages,)

Design

The proposal is for the erection of a brick and tile outbuilding approximately two thirds of the way down the rear garden to the south of the host dwelling. There is a door to each of the north and south elevations and three windows to the east elevation facing into the garden of the host dwelling. There are no windows on the west side of the building and the view of the structure would also be obscured from the neighbouring property on this side by the existing mature hedge.

The bricks, roof tiles and windows will match the host dwelling as closely as possible. The colour of the doors will be chosen to compliment the existing doors and gates within the curtilage, currently a mix of blues, greens and brown.

It is considered that the outbuilding would be of a modest scale, design, and form, constructed from materials which would integrate with the host dwelling and surrounding residential built form. Therefore, the proposal would avoid having a negative impact on the character and appearance of the area.

Amenity

Due to the small scale of the proposed outbuilding, the layout and orientation of surrounding properties and the presence of the existing mature boundary hedge, it is unlikely that the proposed outbuilding would cause any undue overbearing effects, or lead to an unacceptable loss of privacy, overshadowing, or loss of sunlight to neighbouring properties.

Conclusion

The proposed development by reason of its design, scale and siting will not harm the character and appearance of the area or residential amenity. It is therefore considered that the proposal conforms to the aforementioned policies of the development plan, the SPD, together with national guidance.

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:	23/08/2022
Report agreed:	22/08/2022
Authorised officer:	Nicholas Lawrence
