
Delegated report Officer: Holly Budworth

Application ref. DMPA/2022/0571

Proposed side extension and re-roofing of existing garage at New House, Scropton Road, Hatton, Derby, DE65 5PS

Valid date: 26/04/2022

Consults expired: 27/06/2022

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

- 9/2013/0074 - The erection of a two storey extension and alterations to single storey rear extension
- DMPA/2022/0570 - Partial two storey rear and side extension, single storey rear extension and re-roofing of existing dwelling to allow for solar panels and hot water panels

Responses to consultations and publicity

There has been one consultation response, this can be summarized as follows:

County Highway Authority

'No Objection'

Relevant policy, guidance and/or legislation

Relevant development plan policies:

South Derbyshire Local Plan – Part 1

- S2 - Presumption in Favour of Sustainable Development
- SD1-Amenity and Environmental Quality
- BNE1 - Design Excellence
- INF2 - Sustainable Transport

South Derbyshire Local Plan – Part 2

- SDT1 -Settlement Boundaries and Development
- H27 - Residential Extensions and other Householder Development

Planning considerations

Main issues

- Principle of the proposed development
- Impact upon the host dwelling and the character and appearance of the area
- Residential amenity

Other issues

- Adequacy of parking provision and highway safety

Planning assessment

Application Site

New House (the Site) is a two-storey detached dwelling displaying architectural features of the 1930's and is set within a series of other buildings with the Ava food processing plant to the east of the Site, with the Derby to Uttoxeter railway line to the south of the Site.

Amongst the agricultural buildings to the rear lies the existing garage/shed which has a varied architectural style/material use. This existing composition of this element is not visually pleasing.

The Site is outside any defined settlement boundary as set out under development plan policy SDT1 and as shown on the Settlement Boundary Maps under Appendix 2 to LP2 and in policy terms the Site is within a rural area.

Proposed development

In brief, planning permission is sought for the erection of an extension to the existing garage, joining the built form to one. With a replaced roof, additional windows, metal rolling door and a new ramp to access the space.

Principle of the proposed development

Development plan policy SDT1 supports development in principle in locations outside the defined settlement boundaries, subject to compliance with the relevant policies of the development plan. Policy H27 considers householder development and supports such undertakings if they do not harm the host property and the character and appearance of the area, and is not unduly detrimental to the amenity afforded of nearby properties. The criteria associated with policy H27 is also reflected within policy BNE1 and advice within the SPD.

Therefore, the principle of the proposed development is deemed acceptable subject the qualifying criteria of policies H27, other relevant policies of the development plan and other material considerations.

Impact upon the host dwelling and the character and appearance of the area

In terms of impact on the character and appearance of the area and the host, as noted above, the dwelling/site is set within a variety of outbuildings and agricultural buildings. The site is set back from the highway and is barely visible on the public realm due to the proposals being to the rear of the dwelling.

It is therefore considered that the proposal accords with development plan policies SDT1, BNE1, and

H27, together with guidance within the SPD.

Residential amenity

The protection of residential amenity is a material consideration in the decision-taking process, which is recognised within development plan policies H27 and BNE1, together with advice within the SPD. Allowing for the scale of the proposed development, the siting in relation to neighbours, sufficient distances between neighbouring primary spaces coupled with boundary treatments, it is considered that the proposed development will not unduly harm the amenity afforded the occupiers of nearby properties. The scheme therefore complies with policies H27 and BNE1 of the development plan and advice within the SPD.

Other issues

Adequacy of parking provision and highway safety

Development plan policy INF2, in part, seeks to ensure that development proposals are afforded sufficient parking without causing a highway safety issue. It is considered that the proposal accords with the relevant provisions of policy INF2 and the design guide.

The County Highway Authority raised no objections to the proposals.

Conclusion and the planning balance

The proposed development is considered acceptable in terms of its scale, design, form and finish in the context of the existing dwelling and the area within which the application site lies. It is also considered that the proposal would not have an adverse impact on residential amenity of neighbouring properties. The proposal is deemed suitable compliant with the aims of development plan policies S2, SDT1, H27, BNE1, INF2 and with the Supplementary Planning Document on Design. There are no material considerations that would warrant refusal of planning permission in this instance.

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:	10/01/2023
Report agreed:	13/01/2023
Authorised officer:	Steffan Saunders
