
Delegated report Officer: Steven Hoang

Application ref. DMOT/2022/1348

Approval of details required by conditions 6 (materials) and 7 (eaves, verges, cills and lintels) attached to ref. DMPA/2019/1288 (The erection of a rural workers dwelling and associated works to support the existing kennels and cattery) at Ash Farm Kennels, Ingleby Lane, Ticknall, Derby, DE73 7HW

Valid date: 06/10/2022

Consults expired: 25/11/2022

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

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

N/A

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

This application seeks the approval of details of conditions attached to planning permission ref: DMPA/2019/1288. The principle of the development is already established and therefore the information to discharge the conditions will be assessed for acceptability against the wording of the condition, the relevant specific policies and guidance only. The conditions sought for approval are 6 and 7 as discussed below.

Planning assessment

The application is supported by the following details:

Drawing no. AFI-MMA-Z1-ZZ-DR-A-07001 Rev.P1 (titled Planning details)

Details of Materials (Ref: PDM/1844 - 01) dated 28.09.2022

Condition 6 states:

Prior to their incorporation in to the building hereby approved, details and/or samples of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved facing materials. Reason: To protect the visual character of the area.

Condition 7 states:

Prior to their incorporation in to the building hereby approved, details of the eaves, verges, cills and lintels shall be submitted to and approved in writing by the Local Planning Authority. The details shall include drawings to a minimum scale of 1:10. The [eaves, verges, cills and lintels] shall be constructed in accordance with the approved drawings. Reason: To protect the visual character of the area.

It is considered that the details of the facing brick (65mm Hamilton Orange Multi) and plain clay Staffordshire Blue roof tiles suitable for the discharge of condition 6. Also the detail of eaves, verges, cills and lintels as shown on Drawing no. AFI-MMA-Z1-ZZ-DR-A-07001 Rev.P1 satisfy the approval of details pursuant to condition 7.

Recommendation

Approve

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:	24/02/2023
Report agreed:	27/02/2023
Authorised officer:	Steffan Saunders
