
Delegated report Officer: Aimee Dobb

Application ref. DMPA/2022/0191

The erection of extensions and solar panels to front roof slope at 21 Chestnut Way, Repton, Derby, DE65 6FQ

Valid date: 04/02/2022

Consults expired: 07/03/2023

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

DMPA/2020/1199 - The erection of extensions and external alterations (Approved with conditions on 8th June 2021)

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. The development plan for the purposes of this application comprises of the South Derbyshire Local Plan Part 1 adopted in June 2016 and the South Derbyshire Local Plan Part 2 adopted in November 2017, together with the Repton and Milton Neighbourhood Development Plan (made 6th January 2020), unless material considerations indicate otherwise.

Relevant Development Plan and Neighbourhood Development Plan policies includes:

Local Plan Part 1 (LP1) 2016: S2 (Presumption in Favour of Sustainable Development), SD1 (Amenity & Environmental Quality), SD6 (Sustainable Energy and Power Generation), BNE1 (Design Excellence), Policy BNE2 (Heritage Assets), and INF2 (Sustainable Transport)

Local Plan Part 2 (LP2) 2017: SDT1 (Settlement Boundaries and Development), H27 (Residential extensions and other householder development), and BNE10 (Heritage)

Repton Neighbourhood Development Plan 2016-2028 (NDP): H1 (The Limits of Development), H2 (Development within Settlement Confines), H4 (Design of New Developments), H5 (Design of Car Parking), and T1 (Car Parking in New Developments)

Relevant local guidance includes:

- South Derbyshire Design Guide Supplementary Planning Document (SPD) (2017)
- Repton Conservation Area Character Statement (CACS) (2013)

Relevant national policy and guidance includes:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guidance (NDG)

Planning considerations

Main issues:

- Impacts upon the visual amenity and the general character of the area
- Impacts upon residential amenity
- Impacts upon highway safety and parking provision

Planning assessment

Site context and proposed development

The application site, 21 Chestnut Way, is a mid-late-20th century detached dwellinghouse, constructed from brick with a painted finish, and a concrete tiled roof. The property has previously been altered and extended, most notably with a two-storey front extension. Off-street parking for multiple vehicles can be seen to the front, along with a single bay integral garage, located to the side (east) of the property. There is a modest foregarden and a long-linear rear garden.

The host property is located to the north side of Chestnut Way and forms part of a ribbon-style development, comprising of a mix of dormer bungalows and two-storey houses set within spacious plots, which occupy slight setback positions from the highway.

It lies within the defined settlement boundary of Repton, as outlined within Policy SDT1 of the LP2 and the Settlement Boundary Maps in Appendix A of the LP2. Whilst the site lies outside of the Repton Conservation Area, its rear north-eastern boundary is located adjacent to the Conservation Area boundary.

Revised plans have been received for the current scheme (dated 23rd February 2023), which largely relates to that previously approved under DMPA/2020/1199. The current scheme includes two-storey and single storey rear (northeast) extensions, and a two-storey side (east) extension with integral garage. Minor changes have been proposed to the front elevation; the revised plans illustrate a reduced scale and mass to the proposed front porch, with the side extension to the existing two-storey front extension omitted. Solar panels have also been included to the front roof slope. The proposal also includes part render and brick finish, as previously approved.

Impacts upon visual amenity and the general character of the area

Due to the scale and siting of the proposal, along with sufficient separation distances from the Conservation Area boundary, it is considered that the proposal would cause no harm to the designated heritage asset's significance from development within its setting.

The proposed side and rear extensions would appear the same as that previously approved under DMPA/2020/1199. Therefore, it is maintained that the scale, design, layout, siting, and materials would integrate within the site and the surrounding residential built form; avoiding having a negative impact upon the visual amenity and the general character of the area. It is considered that the proposed front porch would be of a scale, design, and siting that would be in-keeping with the character of the host property.

When taking into account the 20th century character of the street scene and the differing building styles to neighbouring properties, it is considered that the siting of the proposed solar panel to a section of the front roof slope would not negatively impact on the character or quality of the street scene. Further, the solar panels will help to provide a renewable source of energy to the property, supporting the aim of moving towards a low carbon economy, which is supported under local and national planning policies.

On the basis of the above, it is considered that the proposal will not give rise to undue harm to the host property, or the general character and appearance of the area; therefore, according with Policies S2, SD6, and BNE1 of the LP1, and policy H27 of the LP2, and H2 and H4 of the NDP, together with the advice within the Council's Design Guide SPD, and Chapters 2, 12, and 16 of the NPPF.

Impacts upon residential amenity

No issues such as undue overbearing effects, loss of privacy, overshadowing, or loss of sunlight relating to the two-storey side and rear extensions, or single storey rear extension were raised under the previous application in terms of impacts upon the residential amenity of neighbours. This view is maintained; therefore, it is considered that the current proposal would accord with Policies SD1 and BNE1 of the LP1 and H27 of the LP2, H2 of the NDP, the Council's Design Guide SPD, and Chapter 12 of the NPPF.

When taking into account the single storey nature of the proposed porch, the layout of the site's built form, existing window arrangements to the application site and neighbouring properties, including sufficient separation distances, it is unlikely that the proposal would cause any undue overbearing effects, or lead to an unacceptable loss of privacy, overshadowing, or loss of sunlight to neighbouring properties and would, therefore, also accord with the policies and guidance referenced above.

Impacts upon highway safety

The revised plans illustrate no changes to the front boundary or access arrangement, with the level of external and covered vehicular parking to the site retained. No highway safety issues are considered to arise from the proposed development; therefore, according with Policy INF2 of the LP1 and Policies H5 and T1 of the NDP.

Conclusion and planning balance

Based on the above, the proposal has been found to be acceptable in terms of character, design, scale, siting, and finish, when considering the character of the host property and the general character of the area, with no unreasonable impacts on the neighbouring amenity, or highway safety. The proposal would, therefore, accord with Policies S2, SD1, SD6, BNE1, BNE2, and INF2 of the LP1, and SDT1, H27, and BNE10 of the LP2, and NDP policies H1, H2, H4, H5, and T1, along with the Council's adopted Design Guide SPD. Consideration has also been given to Chapters 2, 12, 14, and 16 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:	08/03/2023
Report agreed:	10/03/2023
Authorised officer:	Steffan Saunders
