
Delegated report Officer: Holly Budworth

Application ref. DMPA/2023/0842

Replacement windows at 39 The Wharf, Shardlow, Derby, DE72 2HG

Valid date: 25/08/2023

Consults expired: 18/10/2023

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

There is no relevant planning history here.

Responses to consultations and publicity

A site notice and press notice was posted as part of the consultation process.

The Conservation Officer, in summary, has no objections to the proposed works.

It was verbally pointed out by the Conservation Officer that the proposed elevations showed that the windows will match the style of the existing windows on the site, however the manufacturing details showed that there was a difference here. It was stated that providing that the windows match the appearance of the existing windows on the site, there would be no objections.

No other responses from consultations and publicity were received.

Relevant policy, guidance and/or legislation

South Derbyshire Local Plan – Part 1

Policy S2 (Presumption in Favour of Sustainable Development)

Policy SD1 (Amenity & Environmental Quality)

Policy BNE1 (Design Excellence)

Policy BNE2 (Heritage Assets)

Policy BNE4 (Landscape Character and Local Distinctiveness)

South Derbyshire Local Plan Part 2 (2017)

Policy STD1 (Settlement Boundaries and Development)

Policy H27 (Residential Extensions and Other Householder Development)

Policy BNE10 (Heritage)

Relevant Local Guidance:

South Derbyshire Design Guide - Supplementary Planning Document (SPD) - 2017

Shardlow Conservation Area Character Statement 2014

Relevant National policy/guidance:

National Planning Policy Framework (NPPF):

Chapter 12 – Achieving Well Designed Places

Chapter 16 – Conserving and enhancing the historic environment

Planning Practice Guidance (PPG):

PPG, Paragraph Id 18a – Historic Environment
PPG Paragraph 26 – Design: process and tools

Planning considerations

Main Issues:

- Principle of the proposed development
- Impact upon the character and appearance of the host dwelling and the area, the Conservation Area and Grade II listed buildings adjacent
- Residential amenity

Planning assessment

Application Site

39 The Wharf, Shardlow is adjacent to a former Wesleyan Methodist Chapel to the west (No 43).

The site is within the Shardlow Conservation Area, covered by an Article 4 Direction and is highlighted as a building which contributes positively to the special, architectural or historic character of the Conservation Area (as per the Shardlow Conservation Area appraisal).

It appears from history maps that the site is dates to pre mid 19th century. The site is a two storey building (now rendered) but appears to be a red brick dwelling.

The site is within the defined settlement Boundary Maps under Appendix A to LP2.

Proposed Development

In brief, planning permission is sought for the following:

Replacement of all single glazed timber windows (to the front elevation) with double glazed timber windows

The proposed replacement windows will be of the same appearance as the existing windows (as per the elevation plans), but will be open and be in accordance with the specifications as shown in the example window brochure by Anglian Home Improvements.

Main issues

Principle of the proposed development

Development plan policy SDT1 supports development in principle in locations within the defined settlement boundaries, subject to compliance with the relevant policies of the development plan and neighbourhood 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 to 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 setting of the listed building, host dwelling, the character and appearance of the area and Grade II listed buildings adjacent

As stated above, the site is highlighted as a positive building within the Conservation Area. The existing single glazed, windows are positive elements too. The replacement windows to double glazed, although not as ideal as single glazed, is on balance considered acceptable.

Although the design and appearance of the windows will be 'like for like', other than the fact that the windows will be replacement and double glazed, there will a difference to the front here.

However, the design, material and overall finish of the proposed windows are considered acceptable and would not cause harm to the character and appearance of the Conservation Area.

It is therefore considered that the proposals do not cause harm to the character and appearance of the Shardlow Conservation Area, the host dwelling and nearby grade II listed buildings.

Residential amenity

No changes which would affect residential amenity are proposed through this application.

Conclusions 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 proposals will not negatively impact the Shardlow Conservation Area. 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, 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:	18/10/2023
Report agreed:	18/10/2023
Authorised officer:	Steffan Saunders
