
Delegated report Officer: Helen Branson

Application ref. DMPA/2024/0450

Erection of single storey rear extension at 80 Burton Road, Findern, Derby, DE65 6BE

Valid date: 12/04/2024

Consults expired: 14/05/2024

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

9/2002/0080 - erection of a two storey extension - approved with conditions 01/03/2002

Responses to consultations and publicity

No comments were received in response to the publicity and consultation process.

Relevant policy, guidance and/or legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications shall be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The development plan for the purposes of this application comprises the South Derbyshire Local Plan Part 1 (LP1) adopted in June 2016 and the South Derbyshire Local Plan Part 2 (LP2) adopted in November 2017. Material considerations include, albeit not limited to, the National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG), together with South Derbyshire Design Guide Supplementary Planning Document (SPD)

South Derbyshire Local Plan – Part 1

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

South Derbyshire Local Plan - Part 2

- SDT1 Settlement Boundaries and Development
- BNE5 Development in Rural Areas
- H27 Residential Extensions and other Householder Development

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

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

Planning considerations

In taking account of the application documents submitted and amended and the site and its environs; the main issues central to the determination of this application are:

- Impact upon the host dwelling, character and appearance of the area
- Residential amenity

Planning assessment

Application site

80 Burton Road (the Site) is a two storey detached dwelling dating to the early 1900s. It was extended in the early 2000s, with the addition of a two story extension to the rear and single storey porch to the front, although it would appear other alterations may have been made prior to this that either pre-date available planning records or did not require planning permission. The front and sides of the property are rendered except for the porch which is finished in brick. To the rear there is a mix of brick, breeze block and render. The roofs of the various elements of the property are pitched with red tiles.

The Site falls outside of the defined settlement boundaries as referred to in policy SDT1 and shown on the Settlement Boundary Maps in Appendix A to LP2.

Proposed development

The two storey rear extension approved in 2002 did not extend the full width of the property, presumably to prevent being overbearing on the neighbouring property at 78 Burton Road. This application is to erect a single storey extension to the rear of the property in the gap between the two storey extension and the boundary with 78 Burton Road.

The extension will have a flat roof with glazed lantern and there will be a 3-pane bi-fold door to the rear elevation.

Main Issues

Principle of the proposed development

Where an application site falls outside of a settlement boundary development plan policy SDT1 defers to policy BNE5. Policies SD1, BNE1, BNE5 and H27 of the development plan support in principle householder development, where it does not harm the character and appearance of the host building and the character of the area, is of an appropriate design quality and is not unduly detrimental to the living conditions of adjoining properties.

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

The extension will be fully contained to the rear of the property, so will not be visible from the street scene, and is considered to be subservient to the host dwelling which is in line with the Design SPD.

The lower level of the south/side elevation of the previous two storey side extension is currently finished in breeze block. The addition of the proposed extension will make this section of wall an internal wall and the new extension would be finished in render which would unify the extensions to the rear of the property.

Residential amenity

The originally submitted plans included a high level window to the south/side elevation which would have sat above the fence line on the boundary with 78 Burton Road. This window was considered unneighbourly and unnecessary given the size of the roof lantern that should bring ample light into the space. This window has since been removed from the plans so that this will now be a blank elevation and is therefore not considered to have an impact on the privacy of this neighbour. There are no windows at first floor level to the side elevation of 78 Burton Road so the proposed roof lantern does not offer any new direct views to/from this neighbour.

Being a single storey structure with a flat roof is it not considered that it would be overbearing to the neighbour at 78 Burton Road.

The bi-fold doors to the rear of the extension face into the private garden of the host dwelling and are not considered to have any impact on neighbouring properties.

Overall, due to the layout and orientation of surrounding properties, it is not considered that the proposed extension would cause any undue overbearing effects, or lead to an unacceptable loss of privacy, overshadowing, or loss of sunlight to neighbouring properties.

Concluding comments

For the reasons set out above it is considered that the proposal will not have an adverse impact upon the host dwelling, character and appearance of the area or residential amenity and therefore the accords with the aforementioned policies of the development plan.

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:	29/05/2024
Report agreed:	04/06/2024
Authorised officer:	Steffan Saunders
