

Delegated officer's report	Officer: HL
Application ref. 9/2019/0158	
THE ERECTION OF AN EXTENSION AT MANOR FARM 40 FISHPOND LANE EGGINTON DERBY	
Valid date:	11/02/2019
Consults expired:	12/3/2019
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Responses to consultations

None

Responses to publicity

None

Planning history

None for this address

Development Plan Policies

The relevant policies are:

- 2016 Local Plan Part 1: S2 (Presumption In Favour of Sustainable Development), SD1 (Amenity and Environmental Quality), BNE1 (Design Excellence)
- 2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development)

National Guidance

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

Local Guidance

2017 Design Guide Supplementary Planning Document (SPD)

Planning Considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

- The effect on the amenities of the neighbouring properties; and
- The appearance of the proposal.

Planning Assessment

The effect on the amenities of neighbouring properties

The application proposes a single storey side/rear extension to the eastern elevation of the dwelling adjacent to the shared boundary with Granary Cottage.

The proposed extension would project 9m from the existing side/rear elevation of the dwelling. There are no habitable room windows in close proximity to be affected by the proposed extension. Additionally due to its single storey nature of the extension and that it is step away from the shared boundary by 5m it is considered that it would not appear as overbearing to the occupiers of the neighbouring property.

There is an existing 2m high garden wall which bounds the rear of the garden with No. 26 Fishpond Lane. The proposal is to extend this along a side boundary. The wall would be sited away from the neighbouring dwelling house and there are no windows within the neighbouring property to be affected by it

On balance it is considered that there would be no adverse impacts on the living conditions of neighbours, in accord with Policies SD1 & H27.

The appearance of the proposal

The proposed extension will not be visible from any public vantage points. The scale and massing are consistent with the original dwelling and the proposed facing materials are to match those of the original dwelling house.

As the proposed extension is to be sited off the Eastern side elevation of the dwelling it will not disrupt any site lights of Manor Farm House.

It is therefore not considered to have any undue detrimental impact on the character or appearance of the area and is compliant with Policies BNE1, BNE2 and H27.

Recommendation

- ☐ Approve without conditions
- ☒ Approve subject to conditions
- ☐ Approve subject to conditions and planning obligation
- ☐ Refuse

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).

Recommendation made:	02/05/2019	
Recommendation agreed:	22/05/2019	Agreed by: RES