

Delegated officer's report	Officer: RR
Application ref. 9/2018/0960	
THE ERECTION OF AN EXTENSION AT 1 FARMHOUSE MEWS BAKEACRE LANE FINDERN DERBY	
Valid date:	03/09/2018
Consults expired:	19/10/2018
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

This decision is delegated to officers under the terms of the current Planning Services Delegation Agreement.

Responses to consultations

None.

Responses to publicity

None.

Planning history

1084/739 Conversion from outbuildings to dwellings. PD intact.

Development Plan Policies

The relevant policies are:

2016 Local Plan Part 1: SD1, BNE1

2017 Local Plan Part 2: H27

National Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Local Guidance

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

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 impact of the development on the character of the host and its environs and;
- The impact of the development on the character of the amenity of adjacent occupiers.

Planning Assessment

The host was once an agricultural outbuilding, since converted. Nos 1 and 2 are accessed off a shared courtyard whilst 42 presents its back to the development.

Plans show new two storey mass; and in the main it reads as a subservient part. The small gablet on the rear would be seen however off Bakeacre Lane; it introducing a non-standard detail to the context out of character with the existing dwelling and the simple building forms apparent in the locality.

The main point of concern however is the proximity of the build to a primary window (dining space) adjacent. Whilst it is acknowledged the dining window (at 42, the affected window) is north facing and affords a limited aspect at present, due to the flank of No1 already having an overbearing impact to some degree. To allow the new build to encroach further into that limited aspect would exacerbate harm and at a distance well short of what SPD recommends in order to safeguard the amenity of existing residents in close proximity to new developments.

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:	29/10/2018	
Recommendation agreed:	29/10/2018	Agreed by: RES