

Delegated officer's report	Officer: RR
Application ref. 9/2018/0878	
THE ERECTION OF EXTENSIONS (AMENDMENT TO PLANNING PERMISSION REF. 9/2018/0510) AT 29 LONGLANDS LANE FINDERN DERBY	
Valid date:	16/08/2018
Consults expired:	13/09/2018
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

9/2018/0510 Erection of extensions (approved)

Development Plan Policies

The relevant policies are:

2016 Local Plan Part 1: SD1, BNE1, BNE4

2017 Local Plan Part 2: H27, BNE7

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 proposed changes to the plans, over and above those previously concluded as complying with the requirements of related policy and guidance.

Planning Assessment

The proposal is not significantly different to that approved earlier this year. The applicants have subsequently requested a few changes to those approved plans; one change in particular felt to be of some material impact. They were advised as such to re-apply.

The main change is to the size of the bathroom; it being made bigger. That new mass however does not alter the accepted principle of alteration here. Nor is it felt to impinge on the outlook afforded by the closest neighbouring windows; the 45 degree splay from the closest ground floor primary window at 27 not contravened. To that end the revised scheme is not felt to cause significant overbearance.

The other changes (mainly to the windows) are felt to be of limited consequence (and/or of a permitted level).

The scheme has been considered as a whole, the changes not undermining the accepted principle of extending here.

Plans show no doors onto the flat roof space to the rear. As such any controlled use of that space has not been carried over (previously a condition here stopping its use as a deck/balcony space). In any case, the position of roof lanterns would have likely posed constraint as to use of this area.

The informative in regards the protected tree on the frontage has been carried over though; the tree not directly affected but some reinforcement of its protected status is of merit.

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:	11/10/2018	
Recommendation agreed:	11/10/2018	Agreed by: CN