

Delegated officer's report	Officer: AEB
Application ref. 9/2018/1252	
THE ERECTION OF AN EXTENSION AND A GARAGE CONVERSION AT 12 WINDMILL CLOSE BOULTON MOOR DERBY	
Valid date:	04/12/2018
Consults expired:	13/01/2019
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

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

Responses to consultations

None

Responses to publicity

None

Planning history

None relevant.

Development Plan Policies

The relevant policies are:

2016 Local Plan Part 1: SD1, BNE1, INF2
2017 Local Plan Part 2: H27

National Guidance

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

Local Guidance

Design 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:

- Design
- Amenity
- Parking

Planning Assessment

Design

The design of the extension reflects the scale, materials and proportions of the host and the impact on the general character of the area would not be harmful, in accordance with Policies BNE1 & H27

Amenity

Being in line with the side of No 14 and opposite the flank wall of 23 there would be no overbearing or overlooking to these houses. The rear window would serve a bathroom so properties to the rear would not be adversely affected. There would be potential minor loss of light through the conservatory roof and side glazing to No 14 but not to any harmful degree. The proposal is wholly in accordance with SPD guidelines and therefore compliant with Policies SD1 & H27.

Parking

There is space for two cars at present with potential for a third one (encouraged by SPD) alongside on a vegetated part of the front garden. However as the street is not heavily trafficked or congested there is no good reason to compel its provision at this stage. Should another space be needed in the future the option is there for the owner to provide it under permitted development rights (subject to certain criteria). In the circumstances there is no offence to Policy INF2.

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:	14/01/2019	
Recommendation agreed:	21/01/2019	Agreed by: APS