

Delegated officer's report	Officer: AEB
Application ref. 9/2018/1046	
THE ERECTION OF AN EXTENSION AND ALTERATIONS AT 5 WASHINGTON CLOSE MELBOURNE DERBY	
Valid date:	25/09/2018
Consults expired:	01/11/2018
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

Melbourne Civic Society has no objection.

Planning history

None relevant

Development Plan Policies

The relevant policies are:

2016 Local Plan Part 1: S2, BNE1, SD1

2017 Local Plan Part 2: H27,

Emerging Policies

Melbourne Neighbourhood Development Plan (NDP) – No relevant policies.

National Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Local Guidance

South Derbyshire 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 proposal involves alterations to the existing building, which would be permitted development if carried out in isolation. The rear extension would involve the removal of a pre-fabricated garage and conservatories, neither of which have any architectural merit. The extension would follow the existing roof profile and would have minimal visual impact. The drawings specify the use of matching brick and tile. As such the design of the scheme is in accordance with SPD and Policies BNE1 & H27.

Amenity

The proposal accords with SPD guidelines and there would be no unacceptable impacts on the living conditions of neighbours, in compliance with Policies SD1 & H27.

Parking

The removal of the garage represents the loss of a parking space. However the hard surfaced area to the front and the driveway to the side continue to facilitate parking for at least two cars, thus satisfying the aspirations in SPD and 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:	06/11/2018	
Recommendation agreed:	07/11/2018	Agreed by: RES