

Delegated officer's report	Officer: KMM
Application ref. 9/2018/0896	
PRIOR NOTIFICATION FOR THE DEMOLITION OF THE BUNGALOW AT QUARRY EDGE ASHBY ROAD MELBOURNE DERBY	
Valid date:	25/09/2018
Consults expired:	26/10/2018
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 received.

Responses to publicity

Melbourne Civic Society – No objections.

Planning history

9/2018/0091 - Demolition of existing bungalow and erection of a two storey dwelling – Refused

Relevant Legislation

Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Development Plan Policies

The relevant policies are:

- 2016 Local Plan Part 1: SD1 (Amenity and Environmental Quality), BNE1 (Design Excellence), BNE4 (Landscape Character and Local Distinctiveness) and INF2 (Sustainable Transport).

National Guidance

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

Local Guidance

South Derbyshire Design Guide

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:

- whether the building warrants retention in principle; and
- whether further details should be requested in respect of the method of demolition or means of restoration of the site.

Planning Assessment

Principle of Demolition

Prior notification has been submitted for the demolition of the dwellinghouse known as “Quarry Edge”. The single storey bungalow is not of significant architectural or historic merit. The building is not an A4 use or a community asset. Whilst little detail is provided in respect of the means of demolition and/or restoration of the site, the impact of demolition is not considered to be so substantial to offend amenity or highway safety considerations, and the condition of the site could be addressed under statutory powers (section 215 notice) if such action became warranted.

On the basis of this prior approval is not required and the proposed demolition would appear to comply with Part 11, Class B of the General Permitted Development Order 2015.

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:	12/10/2018	
Recommendation agreed:	29/10/2018	Agreed by: CN