

Delegated officer's report	Officer: RES
Application ref. 9/2018/1329	
THE ERECTION OF EXTENSIONS INCLUDING A BALCONY (AMENDED SCHEME TO THAT APPROVED UNDER PERMISSION REF. 9/2017/0278) AT FIELD HOUSE FARM WATERY LANE SCROPTON DERBY	
Valid date:	05/12/2018
Consults expired:	01/02/2019
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

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

Responses to consultations

No consultations required.

Responses to publicity

Foston and Scropton Parish Council has no observations on the application.

Planning history

- 9/2017/0278 The erection of extensions including a balcony. Approved 09/05/17.
- 9/1999/0633 The erection of single storey extensions to provide garage and utility room together with the erection of a block of stables. Approved 30/11/99
- 9/1189/0880 The erection of a house in accordance with condition 2 of outline permission 9/0889/0532/O. Approved 14/12/89
- 9/0889/0532 The erection of a detached farm house. Approved subject to an agricultural tie 28/09/89.

Development Plan Policies

2016 Local Plan Part 1: S2 (Presumption in Favour of Sustainable Development); SD1 (Amenity and Environmental Quality); SD4 (Contaminated Land and Mining Legacy Issues); INF2 (Sustainable Transport); BNE1 (Design Excellence); BNE4 (Landscape Character and Local Distinctiveness).

2017 Local Plan Part 2: H27 (Residential Extensions and Other Householder Development); BNE5 (Development in the Countryside)

National Guidance

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

Local Guidance

South Derbyshire Design Guide SPD (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;
- Impacts on amenity; and
- Highway safety.

Planning Assessment

Planning permission was granted in 2017 for substantial extensions and alterations to the dwelling. This application seeks to amend this permission in two minor ways – the addition of a second floor on top of the approved bay window in the 'end' elevation and its provision as a flat roofed two-storey bay, and the addition of two rooflights.

These amendments are relatively minor and do not alter the conclusions reached in 2017 that the scale of the extensions whilst substantial would not result in demonstrable harm. In addition, due to the separation distances from the dwelling to its nearest neighbours, the proposal would not overbear or significantly reduce privacy. With over 22m to the boundary alone, SPD minimums are easily met.

In addition, the required parking provision is easily met on the site.

The site is within flood zone 3 and as such the appropriate flood risk conditions are proposed.

The dwelling is the subject of an agricultural tie imposed on the dwelling at the time of its original permission and an informative advising the applicant of this is also recommended.

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:	01/02/2019	
Recommendation agreed:	04/02/2019	Agreed by: CN