

## **Applications to be Considered**

### **Purpose**

- 1.1 Attached at Appendix 1 are the applications requiring consideration by the Committee.

### **Recommendation(s)**

- 2.1 To determine the applications as set out in Appendix 1.

### **Reason(s)**

- 3.1 The applications detailed in Appendix 1 require determination by the Committee under Part D of the Scheme of Delegations within the Council Constitution.

### **Supporting information**

- 4.1 As detailed in Appendix 1, including the implications of the proposals, representations, consultations, summary of policies most relevant and officers recommendations.

### **Public/stakeholder engagement**

- 5.1 None.

### **Other options**

- 6.1 To not consider the applications. This would mean that the Council is unable to determine these applications, which is not a viable option.

### **Financial and value for money issues**

- 7.1 None.

### **Legal implications**

- 8.1 None.

### **Other significant implications**

- 9.1 None.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal		
Finance		
Service Director(s)		
Report sponsor	Paul Clarke	06/02/2019
Other(s)	Ian Woodhead	05/02/2019

Background papers:	None
List of appendices:	Appendix 1 – Development Control Report

**Planning Control Committee 14/02/2019**  
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Item No.	Page No.	Application No.	Location	Proposal	Recommendation
1	1 - 20	05/18/00771	Land Off Phoenix Street, Derby	Erection Of A New Building Providing 202 Residential Apartments (Use Class C3) Including Ancillary Floor Space Together With Associated Car Parking, Servicing, Site Infrastructure And Landscaping	<p><b>To grant</b> planning permission with conditions and subject to <b>consulting</b> the Secretary of State for Communities and Local Government and his response:</p> <p><b>A. To authorise</b> the Director of Planning and Transportation to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Governance to enter into such an agreement.</p> <p><b>B. To authorise</b> the Director of Planning and Transportation to <b>grant permission</b> upon conclusion of the above Section 106 Agreement.</p>
2	21 - 29	18/01808/FUL	15 Surrey Street, Derby.	Change of use from a hot food take-away (Use Class A5) to a 4-bed house in multiple occupation (Use Class C4), including alterations to the front elevation window and creation of 2 parking spaces and cycle storage within the rear yard area (with vehicle access from Richardson Street)	<b>To grant</b> planning permission with conditions.
3	30 - 34	18/01628/FUL	13 And 15 Ladbroke Gardens, Derby.	Alterations to form a flat at ground floor level (use class C3)	<b>To grant</b> planning permission with conditions.
4	35 - 40	05/18/00760	Shelton Junior & Infant School Carlton Avenue Shelton Lock, Derby.	Erection Of Boundary Fencing And Gates	<b>To grant</b> planning permission with conditions.

## **Committee Report Item No: 1**

**Application No: DER/05/18/00771**

**Type: Full Planning Application**

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### **1. Application Details**

**1.1. Address:** Land off Phoenix Street, Derby.

**1.2. Ward:** Arboretum

**1.3. Proposal:**

Erection of a new building providing 202 residential apartments (use class C3) including ancillary floor space together with associated car parking, servicing, site infrastructure and landscaping

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00771>

Brief description

The following report should be considered as an addendum to the report produced for the January 2019 committee. This report can be read in full at:

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=136872430>.

During the January Planning Control Committee members resolved to reject the officer recommendation to refuse the application in regards to the proposed reasons for refusal 1 and 2 in the report, in that Committee considered that the public benefits of the development would outweigh the less than substantial harm to the heritage assets and that the design and form of the development was acceptable and of sufficient quality, and further resolve that the Committee would be minded to grant planning permission subject to the applicant overcoming the reasons 3 and 4 for refusal in the report (relating to flooding and the loss of trees) and subject to the agreement of the S106 and appropriate conditions. It was agreed to have the matter reported back to the Planning Control Committee for final determination.

In determining this application regard must be given to The Town and Country Planning (Consultation) (England) Direction 2009 which directs Local Planning Authorities, in certain circumstances, to refer planning applications to the Secretary of State for Communities and Local Government. Paragraph 6 of the Direction reads as follows:

*“For the purposes of this Direction, “World Heritage Site development” means development which would have an adverse impact on the outstanding universal value, integrity, authenticity and significance of a World Heritage Site or its setting, including any buffer zone or its equivalent, and being development to which English Heritage has objected, that objection not having been withdrawn.”*

As the application site is located in the proximity of the World Heritage Site and its associated buffer zone and has also received an objection from Historic England Paragraph 6 of the Direction is relevant. Therefore if Members are minded to grant planning permission with the recommended conditions and Section 106 the Local Planning Authority must consult with the Secretary of State prior to any decision being issued.

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Once the Local Planning Authority has consulted with the Secretary of State, the Secretary of State will confirm in writing the start of their 21 day consultation period. During this time the LPA cannot issue a decision on the application unless the Secretary of State confirms otherwise in writing.

The full set of conditions and reasons, as agreed with the applicant, are set out in Section 8 of this report and details of the Section 106 are set out in Section 7.3 of this report.

In respect of flood resilience, colleagues in Land Drainage had previously objected to this residential development although the scheme included a dry egress and access bridge from the first floor of the building to St Alkmund's Way, the scheme did not sufficiently protect the plant room from flood water. The applicant has considered the full comments of colleagues in Land Drainage and has amended the scheme, accordingly. The amendments to the scheme include:

- The removal of any external doors from the plant rooms
- The introduction of an internal staircase into each plant room
- The introduction of the internal staircase has resulted in one of the 2 bedroom apartments being reduced to a one bedroom apartment and the reduction in size of the concierge/studio flat
- Two external doors will also be provided, these doors will be finished in cladding to integrate with the external elevations
- The removal of the electricity metre
- The reduction in size of the bin stores
- Amendments to the floor levels
- Roof access hatch

In respect of tree loss and suitable mitigation, the applicant has sought to negotiate with colleagues in the Natural Environment Team. The outcome of these negotiations is set out in Section 7.1 of this report.

The applicant has also increased the number of photovoltaic panels on the roof of the building. Previously, photovoltaic panels had been erected on the lower roof only, whereas the amended plans indicate the installation of panels on the tower also.

The applicant has also increased the number of cycle parking space from 30 to 76. The cycle parking is to be located in two locations as shown on the amended site plan.

Amended plans have been received during the life of this application which detail the amendments set out above.

## **2. Relevant Planning History:**

<b>Application No:</b>	DER/02/15/00210	<b>Type:</b>	Full Planning Application
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	04/12/2015
<b>Description:</b>	Outline application with full details of 'Package 1' for flood		

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	defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included.
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### **3. Publicity:**

No further public consultation has taken place since the publication of the previous report.

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

No further third party representations have been received.

### **5. Consultations:**

#### **5.1. Highways Development Control:**

The additional cycle parking spaces are acknowledged, an increase from 30 – 76 as details on the amended plans. The increased cycle parking is welcomed.

#### **5.2. Natural Environment (Tree Officer):**

Further to the agreement for the asset compensation I can confirm that I have no objections and the loss off tree asset has been addressed.

We should have a commitment from the tree section for the planting in the North River area. Exact details and location can be agreed in the future as the flood defence alignment is finalised.

#### **5.3. Land Drainage:**

The proposed amendments to the plant rooms have been accepted, in principle. An additional condition has also been requested which will secure the precise details of the plant room's construction. Additional conditions requiring the submission of an evacuation strategy for the building and a sustainable drainage strategy are also requested.

### **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory

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development plan for the City, alongside the remaining ‘saved’ policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

### **Derby City Local Plan Part 1 - Core Strategy (2017)**

CP1(a)	Presumption in Favour of Sustainable Development
CP2	Responding to Climate Change
CP3	Placemaking Principles
CP4	Character and Context
CP5	Regeneration of Communities
CP6	Housing Delivery
CP7	Affordable and Specialist Housing
CP12	Centres
CP16	Green Infrastructure
CP19	Biodiversity
CP20	Historic Environment
CP24	Transport Infrastructure
AC1	City Centre Strategy
AC2	Delivering a City Centre Renaissance
AC5	City Centre Environment
AC7	The River Derwent Corridor
AC8	Our City Our River
AC9	Derwent Valley Mills World Heritage Site
MH1	Making It Happen

### **Saved CDLPR Policies**

GD5	Amenity
H13	Residential Development – General Criteria
E12	Pollution
E13	Contaminated Land
E17	Landscaping Schemes
E18	Conservation Areas
E19	Listed Buildings and Buildings of Local Importance
E21	Archaeology

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

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*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

### **7. Officer Opinion:**

#### **Key Issues:**

Having previously accepted that the principle of this development is acceptable Committee's attention must now focus upon those outstanding matters referred to in 1.4 above and itemised below.

#### **7.1. Tree Loss Mitigation**

#### **7.2. Flood Risk Resilience Measures**

#### **7.3. Section 106**

#### **7.1. Tree Loss Mitigation**

The asset value of the Council trees to be lost by the construction of the proposal has been duly calculated by colleagues in the Tree Section. The value of the trees has been shared with the developer who has agreed, through the Section 106 to financially compensate the Council for the removal of these trees. The monies secured will be used to re-plant; appropriate tree species, in the Riverside area of the city. It is acknowledged that there may be a delay in re-planting the trees; this is due to the Council's re-consideration of the flood defence alignment in the north Riverside area. That being said, the applicant, through the Section 106 has suitably mitigated for the loss of the trees and has overcome the objections of the Council's Tree Officer.

#### **7.2. Flood Risk Resilience Measures**

The full comments of colleagues in Land Drainage are set out above. They have duly considered the amendments proposed by the applicant and in principle raise no objection to the 'tanking' of the plant rooms and the removal of all external doors. Colleagues have requested a condition requiring the full construction details of the plant rooms to be submitted to and approved in writing however they are confident this solution will provide sufficient resilience to the building in order to overcome their original objection.

In order to 'tank' the plant rooms the applicant has needed to amend the internal layout of the building and reduce the size of the concierge/studio flat along with reducing a 2 bedroom apartment to a 1 bedroom apartment. Amendments have also been made to the external elevations through the introduction of external doors. I have duly considered these amendments and raise no objections.

#### **7.3. Section 106**

In line with our adopted Supplementary Planning Document on Planning Obligations, this scheme should make contributions towards affordable housing, flood mitigation, amenity green space, major open space, highways, sports facilities, public realm, health and community facilities. The applicant has submitted a full financial appraisal



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that demonstrates that the development cannot afford to make contributions through a S106 Agreement. This appraisal has been rigorously assessed by the District Valuer as an independent body and they have agreed with the conclusion that no S106 contributions can be afforded. The applicant has agreed to make such contributions towards flood mitigation measures and a Traffic Regulation Order to allow safe access. The applicant has however also agreed to make a contribution to the replanting and maintenance of trees to mitigate those lost through the redevelopment of the site.

Therefore, in addition to the flood mitigation, tree mitigation and highways contributions, the S106 Agreement will include a robust overage clause that will ensure that if any additional profit is made as the development progresses, the Council and the developer will share the uplift in profit to allow the contributions outlined above to be provided in the future. The profit level will be assessed towards the end of the development and any additional profit will be shared 50/50 with the developer up to a cap that is equivalent to the policy compliant level of contributions which should have been paid by the development.

### **Conclusion**

The applicant has adequately addressed and overcome the objections of colleagues in respect of mitigating tree loss and providing suitable flood resilience to the building during a flood event. I note colleagues in Land Drainage and the Natural Environment Team no longer object to the application.

Should Members accept the conditions below subject to the completion of the Section 106 agreement then the necessary consultation with the Secretary of State will need to be undertaken, as set out in The Town and Country Planning (Consultation) (England) Direction 2009.

## **8. Recommended decision and summary of reasons:**

### **8.1. Recommendation:**

**To grant** planning permission with conditions and subject to **consulting** the Secretary of State for Communities and Local Government and his response:

- A. To authorise** the Director of Planning and Transportation to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Governance to enter into such an agreement.
- B. To authorise** the Director of Planning and Transportation to **grant permission** upon conclusion of the above Section 106 Agreement.

### **8.2. Summary of reasons:**

The proposal has been considered against the following Local Plan Policies, the National Planning Policy Framework where appropriate and all other material considerations. It is considered that the proposal would not have an adverse impact on the outstanding universal value or significance of the Derwent Valley Mills World Heritage Site and its associated buffer zone. It is also considered that the proposal would result in less than substantial harm to the Cathedral Church of All Saints (Grade I), City Centre Conservation Area, Nottingham Road Conservation Area, St. Marys Bridge (Grade II\*), Chapel of St Mary on the Bridge (Grade I), St Mary Bridge

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House (Grade II), Silk Mill Industrial Museum (Grade II) Magistrates Court (Grade II) and surrounding non-designated heritage assets. However this harm is considered to be outweighed by the significant Socio-Economic benefits that will be realised as a direct result of the proposal. Subject to compliance with attached conditions, the proposal would not have an adverse impact on the highway network. The application has taken reasonable steps to ensure the development is safe in respect of matters arising from flood risk through the inclusion of resilience measures in the fabric of the building. The application has also taken reasonable steps to mitigate the loss of and impact on trees within and surrounding the application site.

Furthermore there would not be any unreasonable impact upon neighbouring properties. Accordingly the development would comply with the statutory duties of The Planning (Listed Building and Conservation Areas) Act 1990, The National Planning Policy Framework and the saved policies within the adopted City of Derby Local Plan Review.

### **8.3. Conditions and Reasons:**

#### **General/Time Limit Conditions**

##### **1. Time Limit - Full Planning Permission**

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

##### **2. List of Approved Plans and Drawings**

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

**Reason:** For the avoidance of doubt

#### **Pre-Commencement Conditions**

##### **3. Construction Management Plan**

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of mud being carried onto highway pedestrian and cyclist protection

- proposed temporary traffic restrictions
- arrangements for turning vehicles

**Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**4. Site Specific Construction Environmental Management Plan**

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan shall include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Pollution Control Team
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
- Mondays to Saturdays – 7.30 Hours and 18.00 Hours
- Sundays and Bank Holidays – at no time
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Derby City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.
- Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants. It is recommended you include the dust mitigation measures proposed in Table 15, Section 6.1 of the submitted Air Quality Assessment, dated May 2018 reference number AQ1088.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

**Reason:** In the interests of the amenities of surrounding occupiers during the construction of the development and to accord with the adopted policies of the

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Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**5. Contaminated Land – Submission of Remediation Scheme**

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**Reason:** To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**6. Implementation of a programme of archaeological works (Major Projects)**

- i) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and
  - a. The programme and methodology of site investigation and recording
  - b. The programme for post investigation assessment
  - c. Provision to be made for analysis of the site investigation and recording
  - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e. Provision to be made for archive deposition of the analysis and records of the site investigation
  - f. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- ii) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (i).

- iii) The development shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (i) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

**Reason:** To ensure that archaeological remains and features are recorded prior to their destruction and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**7. Contaminated Land – Submission of Remediation Scheme**

No development shall take place until a detailed surface water drainage scheme has been submitted and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall include:-

- A sustainable drainage system that demonstrates compliance with the Non Statutory Technical Standards for Sustainable Drainage Systems (Defra, 2015) and The SuDS Manual (Ciria C753),
- Provision of appropriate levels of surface water treatment defined in Chapter 26 of The SuDS Manual (CIRIA C753) or similar approved.
- Drainage system to be designed and constructed to make maintenance practicable and safe.
- A robust long term maintenance arrangement.

**Reason:** To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

**8. Further Details Required Before Relevant Element Started**

Detailed drawings and sections at the scale of 1:10 or 1:20 of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

- Each window type
- Each door type
- Each elevational treatment including aperture recesses, cladding, the joining of the different types of cladding

**Reason:** In the interests of visual amenity and the character of the area and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**9. Submission of Samples Before Specified Elements Started**

Samples of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

- a) External materials
- b) Fixings including mortar
- c) Roof materials
- d) Rain water goods
- e) Windows
- f) Doors
- g) Boundary treatments
- h) Access gates including security features

**Reason:** In order that the external appearance of the building is satisfactory and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**10. Electric Charge Points**

No development, excluding remediation works and associated earthworks, shall commence on site until precise details of the location, type and quantity of electric vehicle charge points have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full and retain in perpetuity.

**Reason:** In order to reduce air quality impacts arising from the proposed development and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**11. Highway Access**

No development, excluding the construction of the site access, shall be undertaken on the application area unless or until a suitable construction access has been formed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**12. Drainage Scheme**

No development shall take place until a detailed surface water drainage scheme has been submitted and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall include:-

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- a) A sustainable drainage system that demonstrates compliance with the Non Statutory Technical Standards for Sustainable Drainage Systems (Defra, 2015) and The SuDS Manual (Ciria C753),
  - b) Provision of appropriate levels of surface water treatment defined in Chapter 26 of The SuDS Manual (CIRIA C753) or similar approved.
  - c) Drainage system to be designed and constructed to make maintenance practicable and safe.
  - d) A demonstrable long term maintenance arrangement.

**Reason:** To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **13. Drainage – Evacuation Plan**

The development shall be carried out in accordance with the submitted flood risk assessment (ref P16-519, date 24<sup>th</sup> October 2018, Revision E, compiled by Rodgers Leask Limited & Rodgers Leask Environmental Limited) and the following mitigation measures it details:

- Finished floor levels for residential use shall be set no lower than 51.40m above Ordnance Datum (AOD) as detailed in section 3.1.1 of the flood risk assessment referenced above.
- A permanent footbridge will span between St Alkmund's Way to the north of the site and the first floor of the development; the minimum elevation at which the footbridge will join St Alkmunds Way will be 49.08m above Ordnance Datum (AOD) as detailed in section 3.1.1 and section 4.1.2 of the flood risk assessment referenced above.
- Flood resistant and resilience measures shall be provided for the gym and coffee lounge on the ground floor up to a level of 49.08m above Ordnance Datum (AOD) as detailed in section 3.1.1 of the flood risk assessment referenced above.
- These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reasons:** To reduce the risk of flooding to the proposed development and future occupants; to ensure safe access and egress is maintained during a 1 in 100 year plus 30% climate change event and breach scenarios; to reduce the consequence of flooding and facilitate a quicker recovery in the event of an extreme flood.

**14. Noise - Implement and Retain Noise Mitigation Measures**

The mitigation scheme with detailed noise mitigation measures outlined in the following documents:

- Acoustic report by Stroma Tech ref: 07-17-64250 NC1 dated 27<sup>th</sup> September 2017.
- Email from the agent dated 1<sup>st</sup> October 2018 with attachments containing additional calculations with respect to facade levels in line with BS8223:2014
- Email from the agent dated 19<sup>th</sup> November 2018 with details of candidate MHVR systems
- Email from the agent dated 28<sup>th</sup> November 2018 with additional details of the candidate MHVR systems.

The above shall be implemented in full prior to first occupation for the hereby approved use and shall be retained thereafter. The mechanical ventilation heat recovery systems shall be sighted away from bedrooms.

**Reason:** In the interests of residential amenity and to avoid unacceptable harm and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**15. Plant Room Resilience**

Prior to any development commencing on site, the precise details of a scheme of measures to protect statutory services from flood water shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure essential services (potable water, electricity, telecoms etc.) to all residential units are retained during a 1: 100 flood event with an allowance for climate change and considering residual flood risk. The submitted scheme shall include sections and elevations of the plant room. The agreed measures shall be implemented in their entirety prior to occupation of the building and be maintained for as long as the development is occupied

**Reason:** In order to protect residential properties from a 1 in 100 flood event and ensure the building can be occupied during a flood event and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**Pre-Occupation Conditions**

**16. Contaminated Land – Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 5 and where remediation is necessary a remediation scheme must be



prepared in accordance with the requirements of Condition 5, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 5.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**17. Submission and Approval of Landscaping Scheme and public art**

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall also include the installation of public art. The art shall be designed by a suitable artist and integrated into the landscaping scheme and installed prior to the occupation of the hereby approved.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**18. Artificial Lighting (external)**

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

**Reason:** In order to safeguard the amenities of adjoining residential occupiers and to accord with the adopted policies of the Derby City Local Plan Part 1:

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(Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **19. Contaminated Land – Verification Report following Remediation Scheme**

The approved remediation scheme in condition(1) shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development or relevant phase of the development is occupied.

**Reason:** To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2012 with specific reference to paragraphs 109 and 120 and Policies GD5; E12 and E13 of the Derby City Local Plan, Adopted January 2017.

### **20. Highways**

The proposed development shall not be occupied unless or until:

- a. The car park has been surfaced, drained, lit and delineated in accordance with details to be submitted to and approved in writing by the Local Planning Authority;
- b. The access as shown on Drawings No. B6176 002 Rev P2 and No. P16-519-502 Rev K has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority;
- c. The agreed amendments to on-street parking bays on Phoenix Street has been undertaken in accordance with details to be submitted to and approved in writing by the Local Planning Authority;
- d. Any existing vehicular crossing points made redundant as a result of this development shall be reinstated as full height kerbs in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority

**Reason:** in the interests of highway safety and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **21. Evacuation Plan**

The development shall not be brought into use until a detailed flood warning and evacuation plan, covering both residential and non-residential uses, has been submitted in writing to and approved by the Local Planning Authority in consultation with the emergency planners and the Lead Local Flood Authority. The plan shall be developed in accordance with ID 7-057-20140306 of the

Planning Practice Guidance. The plan should cover how the plan will be maintained and communicated to all users of the development.

**Reason:** To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**22. Completion and Maintenance of Car/Vehicle Parking – Shown on approved plans**

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development

**Reason:** To ensure that there are adequate parking facilities to serve the development and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**23. Completion and Maintenance of Cycle Provision – Shown on approved plans**

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

**Reason:** To ensure the provision and availability of adequate cycle parking and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**Management Conditions**

**24. Restriction of Use of Roof**

The roof area of the hereby permitted development shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

**Reason:** To safeguard the amenities of the adjoining premises and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**25. Protection of Parking and Servicing Provision**

The areas allocated for vehicle parking, loading and unloading, circulation and manoeuvring on the approved plans shall only be used for the said purpose and not for any other purposes.

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**Reason:** To ensure the provision and availability of satisfactory off-street parking and servicing/loading/ unloading facilities for the development and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **26. Hard and Soft Landscape Works - Shown**

The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

**Reason:** To ensure that the appearance of the development is satisfactory and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **27. Standard of Tree Works**

All tree works should be carried out in accordance with the guidance and recommendations detailed within British Standards 3998:2010 'Tree Work - Recommendations'

**Reason:** In the interests of visual amenity and tree health and for the avoidance of doubt and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **28. Bird Breeding**

Unless otherwise agreed in writing by the Local Planning Authority no works to or demolition of buildings or structures or removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the Local Planning Authority and then implemented as approved.

**Reason:** In the interests of preserving ecology and habitats, for the avoidance of doubt and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **29. Travel Plans – Submitted**

The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative

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timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

**Reason:** To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **30. Ancillary Uses**

The dry gym and lounge shall be used only by occupiers and/or staff of the hereby approved development.

**Reason:** In accordance with the application and because the uses have not be assessed as independent uses in this location and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

## **8.4. Informative Notes:**

1. Any works in the public highway must be undertaken in accordance with the requirements of the Highway Authority.
2. The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. We recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.
  - Adequacy of rescue or evacuation arrangements
  - Details and adequacy of flood proofing and other building level resistance an resilience measures
  - Details and calculations relating to the structural stability of buildings during a flood.
  - We can provide the following information on the characteristics of flooding at this site to help with your decision:
  - In a 1 in 100year plus 30% climate change flood heights could be 48.63m AOD, this will result in flooding of depths of up to 1.9m.
  - The breach analysis shows that although flood depths will be less, 0.9-1.2 m, the peak velocity could be between 1.5 m/s and 2.5 m/s. This should be considered when assessing structural stability and emergency evacuation procedures.
3. To comply with condition 15, and as previously accepted by the applicant via the submission of drawing (B6176 PL 010 P2 by Nicol Thomas and 16519-RLL-18-DR-S-SK100 P01 by Rodgers Leask), the solution shall provide a continuous flood wall around the plant room(s) with no possible ingress points (doors, air bricks, ventilation, etc.) and no reliance on mechanical solutions such

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as flood gates, whether automatic or manually operated. The walls shall be designed to whichever is the greatest height of the pre-OCOR (existing) design flood event including an allowance for climate change and the modelled flood defence breach height. Alternative solutions that would be acceptable are plant rooms on the first floor or those raised above the design flood.

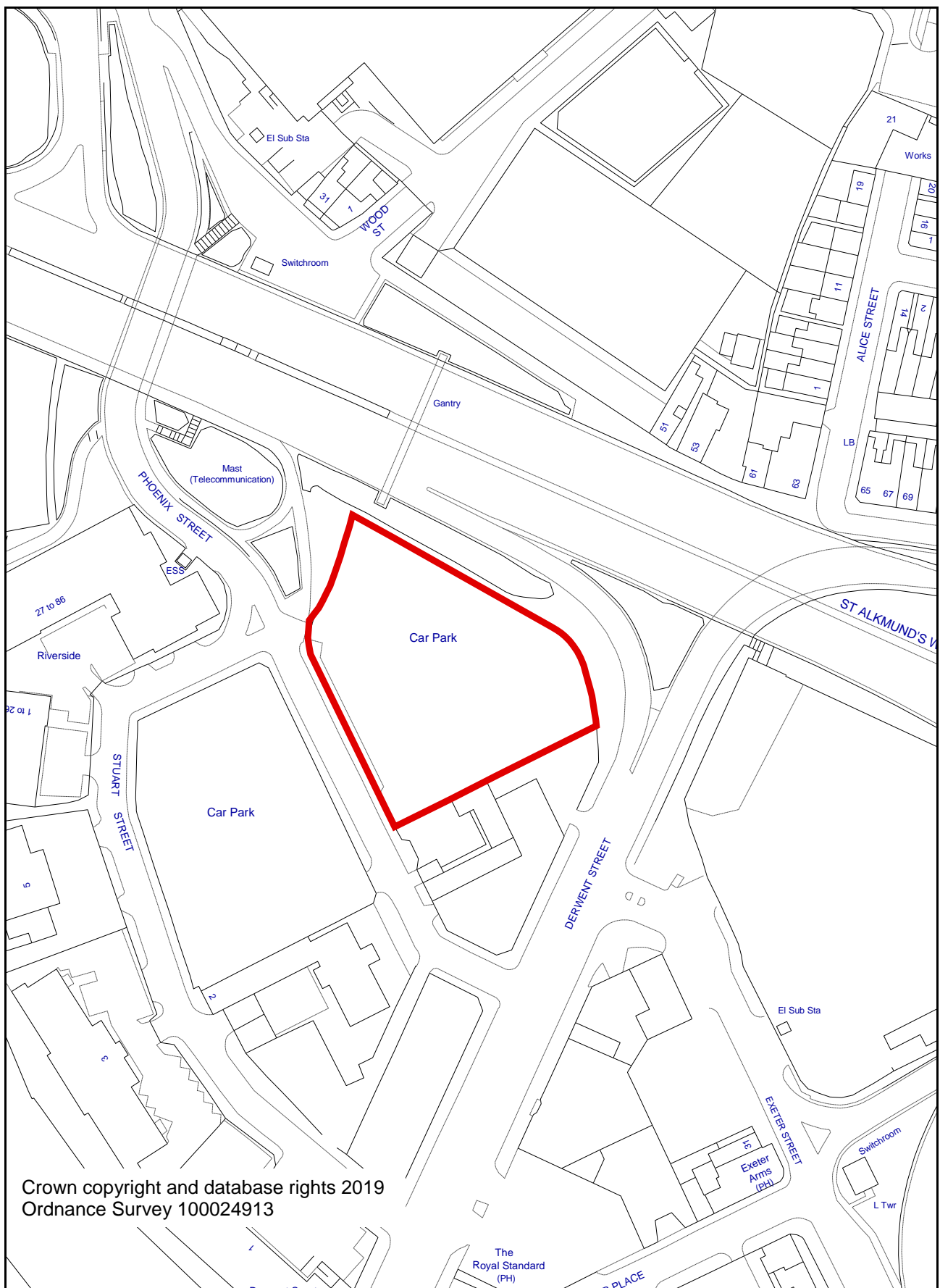
**8.5. Application timescale:**

The Local Planning Authority has requested an Extension of Time until 29<sup>th</sup> March and awaits agreement from the applicant to this request.

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## **Committee Report Item No: 2**

**Application No: 18/01808/FUL**

**Type: Full Planning Application**

### **1. Application Details**

**1.1. Address:** 15 Surrey Street, Derby

**1.2. Ward:** Mackworth

**1.3. Proposal:**

Change of use from a hot food take-away (Use Class A5) to a 4-bed house in multiple occupation (Use Class C4), including alterations to the front elevation window and creation of 2 parking spaces and cycle storage within the rear yard area (with vehicle access from Richardson Street)

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/18/01808/FUL>

**Brief description**

The application site comprises a 2-storey, mid-terraced property. It is currently in use as the "Lucky Inn" Chinese takeaway with a commercial kitchen on the ground floor and a 2-bedroom flat occupying the remainder of the building. The premises have a narrow vehicle access from Richardson Street, serving a rear yard area.

The surrounding area is primarily residential, generally comprising terraced houses. There are only a limited number of commercial outlets in the vicinity. All the surrounding houses have to rely on on-street parking.

The proposal seeks to change the use of the premises to be a 4-bedroomed House in Multiple Occupation (HIMO). The accommodation would include two bedrooms on each floor (2 of which are en-suite bedrooms), a communal living area and a shared bathroom. The rear yard area would be used for 2 parking spaces and cycle storage.

The proposed external alterations include changes to the existing shopfront, to create a smaller ground floor window, matching the proportions of the first floor window. An existing rear porch and extraction flue chimney would be removed.

### **2. Relevant Planning History:**

<b>Application No:</b>	06/92/00705	<b>Type:</b>	Full Planning Application
<b>Decision:</b>	Refused	<b>Date:</b>	04/09/1992
<b>Description:</b>	Installation Of Shop Front & Retention Of Extract Flue		
<b>Application No:</b>	12/86/01332	<b>Type:</b>	Full Planning Application
<b>Decision:</b>	Granted	<b>Date:</b>	06/02/1987
<b>Description:</b>	Alterations & Single Storey Extensions To Provide Bathroom In Connection With Flat And W.C. In Connection With Shop		

### **3. Publicity:**

4 Neighbour Notification Letters, sent 5/12/2018

Site Notice, displayed 6/12/2018



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*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

- No neighbour representations received.
- Cllr Adrian Pegg has responded as follows:

*"... I would firstly like to object to this application. I am concerned about the impact another house of multiple occupation will have on the surrounding area. I am particularly concerned about the effect on parking on Surrey Street. Secondly, if Officers [recommend approval for] this application I would like it brought before the Planning Committee".*

### **5. Consultations:**

#### **5.1. Highways Development Control:**

These observations are based upon information shown on revised plan "18014-P-001 Rev B" which reinstates two off-road parking spaces; relocates the cycle store and location of refuse bins.

The two parking spaces are accessed via a private drive from Peel Street, and shown with sufficient space for the turning of the associated vehicles.

As two spaces are provided for residents; the applicant/developer should note that the occupants of the proposed development would not be eligible for the issue of residents parking permits.

The site frontage of Surrey Street is subject to parking controls: Residents Parking Zone 27, Permit Holders only, Mon-Fri 8am-6pm. The site is in a sustainable location; with easy access to local shops and services. Peel Street has no waiting restrictions.

The shared access driveway to the rear of the property accesses onto Peel Street. This access falls from the highway, is approximately (plan measure) 18.5m long; with a maximum width of 2.4 metres and has an existing dropped footway crossing.

The 2011 Census Summary Report (published by Policy, Research & Engagement – Derby City Council) suggests that 28.9% of households do not own a car or van.

Taking a coarse assessment that 70% of the occupants will own a vehicle (due to the sustainable location of the site this is by no means a certainty); the development could attract around 3 vehicles to the vicinity.

Making the assumption that there are already 1-2 vehicles associated with the current permitted use of the site; this means that only a limited number of additional vehicles would be likely to be associated with the current proposals.

This level is not considered likely to have a severe impact upon the adjacent highway network.

#### **Recommendation**

The Highway Authority has No Objections to the proposals, subject to the following suggested conditions:-

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Condition 1: The new windows on the ground floor street frontage shall open inwards only and be provided in accordance with details which have been first submitted to and approved in writing by the Local Planning Authority. The approved windows shall then be retained for the life of the development.

Reason: In the interest of highway safety.

Condition 2: No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on the approved drawing has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

Condition 3: The development hereby permitted shall not be brought into use until the vehicular parking and turning has been provided in accordance with the approved plan. The parking areas provided shall be permanently retained as such thereafter.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

### **Notes To Applicant**

N1. Notwithstanding any Planning Permission please note that the proposed flats will not qualify for residents parking permits.

N2. The consent granted will result in alterations to a building which needs renumbering. To ensure that the new addresses are allocated in plenty of time, it is important that the developer or owner should contact [traffic.management@derby.gov.uk](mailto:traffic.management@derby.gov.uk) with the number of the approved planning application and plans clearly showing the site, location in relation to existing land and property, and the placement of the front door.

## **5.2. Environmental Protection (Housing Standards):**

No comments to make subject to the property meeting our minimum amenity standards and the Lacors Fire Guidance – particularly with relation to the ground floor rear bedroom which should be fitted with an window which is suitable for use as an escape route in case of fire.

## **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

### **Derby City Local Plan Part 1 - Core Strategy (2017)**

- CP1(a) Presumption in Favour of Sustainable Development
- CP2 Responding to Climate Change
- CP3 Placemaking Principles
- CP4 Character and Context

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CP6     Housing Delivery  
CP23    Delivering a Sustainable Transport Network

### **Saved CDLPR Policies**

GD5     Amenity  
H13     Residential Development – General Criteria

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

## **7. Officer Opinion:**

### **Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

#### **7.1 The principle of the proposed development**

#### **7.2 Highways/access/parking issues**

#### **7.3 Design/visual appearance**

#### **7.4 Creation of a high quality living environment**

#### **7.5 Impact upon residential amenities due to the intensified use of the property**

### **7.1. The principle of the proposed development**

The proposal comprises the conversion of an existing mixed-use building, to create a 4-bedroom HIMO. The building has previously been partly used for commercial purposes, such that a more intensive use would be considered to be acceptable. The proposal will increase the variety and amount of housing delivery in accordance with Core Strategy Policy CP6. There are no planning policy objections to the proposal. There are no site-specific policy constraints, such that – subject to an assessment of proposed living quality, and of the highways and impact on adjoining neighbours - the proposal is considered to be acceptable in principle.

**7.2. Highways/access/parking issues**

The proposal shows two parking spaces, which are accessed via a private drive from Richardson Street. There is sufficient space shown for the turning of the associated vehicles. Although Surrey Street has a residents parking zone, Richardson Street has no waiting restrictions.

Cllr Adrian Pegg has objected to this application, with particular concerns that another house of multiple occupation will have on parking on Surrey Street.

Highways Officers have stated that the site is in a sustainable location; with easy access to local shops and services. There are therefore clear transport alternatives available rather than private car use. Officers estimate that the development could attract around 3 vehicles to the vicinity. On the assumption that there are already 1-2 vehicles associated with the current lawful use of the site; this means that only a limited number of additional vehicles would be likely to be associated with the current proposals. Highways consider that this increase is unlikely to have a severe impact upon the adjacent highway network. Consequently, subject to the imposition of Conditions, no highways objections are raised to the proposals.

**7.3. Design/visual appearance**

The proposed external alterations are minimal. The proposed changes to the frontage comprise the replacement of the existing shopfront with a smaller window, of proportions to match the first floor window. These changes are considered to be acceptable in the street scene. To the rear, the existing porch and the visually intrusive extraction flue chimney are to be removed. It is considered that the proposals would not have a detrimental visual impact.

**7.4 Creation of a high quality living environment**

The property is already in use as a takeaway and 2-bed flat. The proposed rooms are of adequate size with two having en-suite bathrooms. Whilst there are a greater number of occupants than previously, there is adequate space with some outdoor amenity space. No Housing Standards objections are raised to the principle of the development. Light and privacy are adequate and there would be 2 parking spaces. On-street parking is managed by on-street parking restrictions and no new permits would be issued to occupants of this House of Multiple Occupation. However the dwelling is located close to public transport routes and the City Centre so the minimal parking need not compromise the quality of the living environment in this location.

**7.5 Impact upon residential amenities due to the intensified residential use of the property**

This property is already in use as a take-away and a 2-bed flat. The current application seeks permission to add 2 further bedrooms. It must be appreciated that planning permission is only required as the property is currently in a mixed use. A 2-bedroom terraced house could change to a 6-person small HIMO under permitted development rights.

The question to consider is whether the proposed changes would unacceptably affect the amenities of nearby residential properties. The proposed HIMO would be

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compatible with the surrounding dense urban area, with adjoining residential and retail uses. Ground floor Bedroom 2 is proposed with windows on the on the south elevation, with views towards no. 14. However, there is a 1.8m boundary fence, mitigating any impact at ground floor level. Similarly there would not be any external changes that would cause loss of light or overbearing effects of massing. No neighbour objections have been received.

There may be some additional residential noise and activity as a result of proposed change. However, given the premises have been operating as a takeaway, the commercial noise, smells and activity (potentially until late evening) will disappear.

In all the circumstances, it is considered that the proposed change of use would not have a detrimental impact on the amenities of adjoining houses.

### **8. Recommended decision and summary of reasons:**

#### **8.1. Recommendation:**

**To grant** planning permission with conditions.

#### **8.2. Summary of reasons:**

The building has previously been partially used for commercial purposes, such that a more intensive use would be considered to be acceptable. The proposed HIMO use would increase the variety and amount of housing delivery, hence the proposal is considered to be acceptable in principle. The proposal would not cause any severe highway impact or any overriding adverse impact on residential amenity. The removal of the takeaway use would improve the visual appearance and impact on neighbours. Consequently, the proposal would be in accordance with key Core Strategy policies CP1, CP6, CP23 and Saved Local Plan Policies GD5 and H16.

#### **8.3. Conditions:**

##### **General/Time Limit Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

**Reason:** For the avoidance of doubt

3. This permission is for the property to be used as a House in Multiple Occupation for up to 6 persons only (Use Class C4). Only bedrooms nos. 1 and 3, as shown on the submitted drawing no: 18014-P-003, rev A, shall be used as dual occupancy.

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**Reason:** To define the permission, to ensure satisfactory living conditions for occupiers, and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **Pre-Occupation Conditions**

3. Before the use hereby approved is occupied, the rear porch and extraction flue chimney shall be dismantled and removed from the site.

**Reason:** To ensure the satisfactory visual appearance of the property, and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

4. Following the removal of the shop window, the front wall shall be made good and finished in a coloured render to closely match the appearance of the existing front elevation, unless otherwise agreed by the local planning authority.

**Reason:** To ensure the satisfactory visual appearance of the property, and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

5. The new window on the ground floor street frontage shall open inwards only and shall then be retained as such for the life of the development.

**Reason:** In the interest of highway safety, and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

6. No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on the approved drawing has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

**Reason:** To promote sustainable travel and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

7. The development hereby permitted shall not be brought into use until the vehicular parking and turning has been provided in accordance with the approved plan. The parking areas provided shall be permanently retained as such thereafter.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

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### **8.4. Informative Notes:**

- Notwithstanding any Planning Permission, please note that the proposed flats will not qualify for residents parking permits.
- The consent granted will result in alterations to a building which needs renumbering. To ensure that the new addresses are allocated in plenty of time, it is important that the developer or owner should contact [traffic.management@derby.gov.uk](mailto:traffic.management@derby.gov.uk) with the number of the approved planning application and plans clearly showing the site, location in relation to existing land and property, and the placement of the front door.
- The property must comply with the Council's minimum housing amenity standards and the Lacors Fire Guidance, particularly with relation to the ground floor rear bedroom which should be fitted with a window which is suitable for use as an escape route in case of fire.

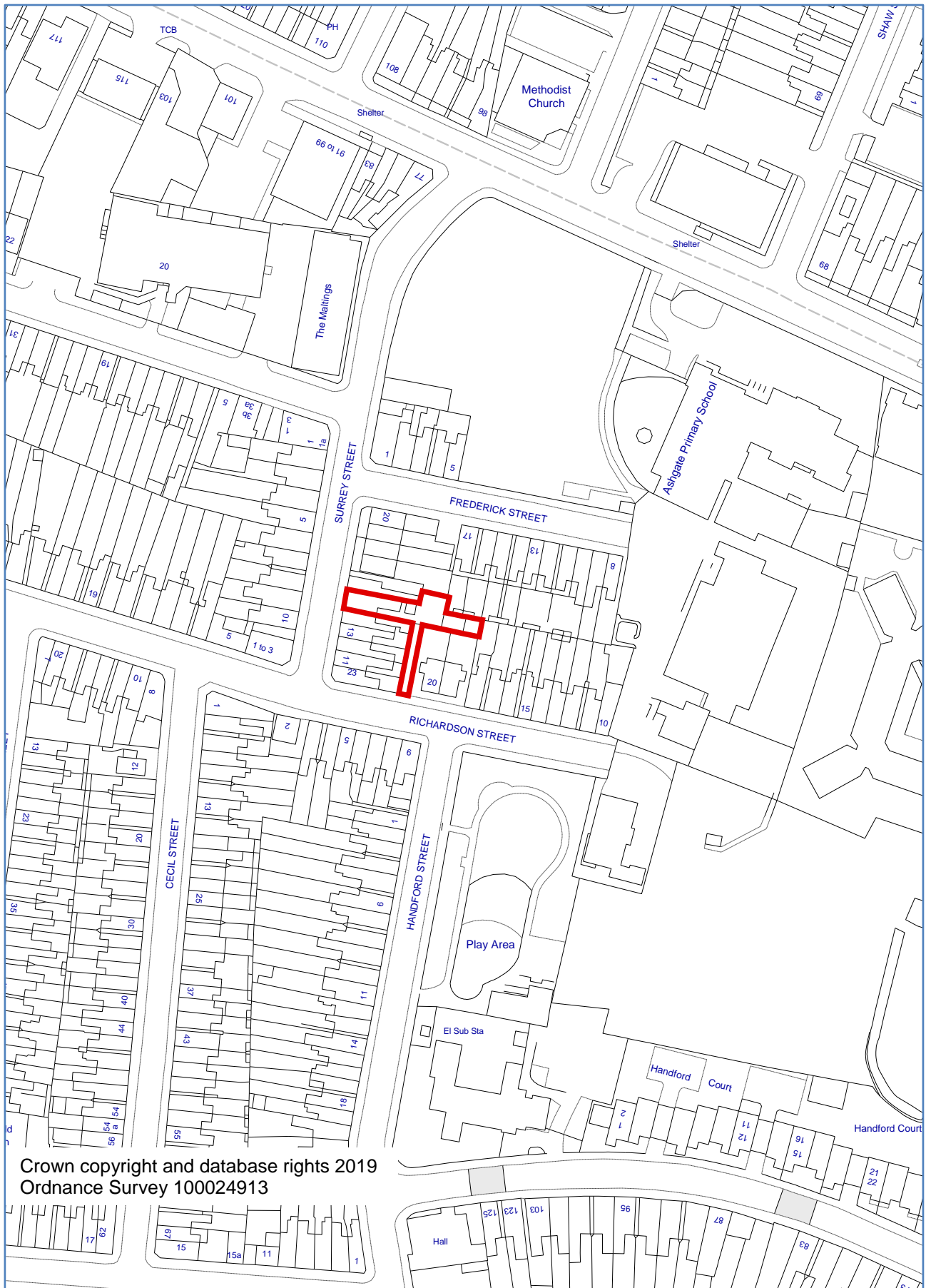
### **8.5. Application timescale:**

The determination deadline was 25/1/2019. This has been passed as the application was called-into Committee. An extension of time has been agreed until 22/2/2019.

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**Application**



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## **Committee Report Item No: 3**

**Application No: 18/01628/FUL**

**Type: Full Planning Application**

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### **1. Application Details**

**1.1. Address:** 13 and 15 Ladbroke Gardens, Mackworth.

**1.2. Ward:** Mackworth

**1.3. Proposal:**

Alterations to form a ground floor flat (use class C3)

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/18/01628>

#### **Brief description**

The proposal is to redistribute the space within the pair of semi-detached dwellings on the south side of Ladbroke Gardens to create a larger dwelling and ground floor flat.

The proposed alterations would mean that 15 Ladbroke Gardens is extended into the existing first floor of 13 Ladbroke Gardens to accommodate a total of 6 bedrooms at first floor. The ground floor of 13 Ladbroke Gardens would become a self-contained one bedroom flat. The rear garden of 13 Ladbroke Gardens would be partially reduced in width and reallocated to the rear garden of No.15. The principle entrance door to 13 Ladbroke Gardens would be relocated to the rear elevation of the building and the front doorway on the front elevation would be replaced with a window. A parking space for the new flat at No.13 would be created in the rear garden and accessed from the rear private road served off Edware Road.

The proposal seeks to enlarge one dwelling and to convert part of another into a ground floor flat. As such, no additional dwellings are being created, rather the existing stock is being adapted to meet the current need for the social housing.

### **2. Relevant Planning History:**

No relevant history

### **3. Publicity:**

Neighbour Notification Letter – 4 letters

Site Notice

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

- One comment received from Cllr A. Pegg expressing concern that the proposal will adversely affect the supply of 3 bedroom homes in the area.
- Two objections from local residents raising concern that about the alterations and conversion of the dwelling to a flat.

**5. Consultations:**

**5.1. Highways Development Control:**

In highways terms, the existing dwelling appears not to have access to off-road parking; the proposals will (according to the application form) result in the formation of a single in-curtilage parking space to serve one of the dwelling units.

This off-road space is served off a rear access which is not “highway maintained at the public expense”.

The proposals are not considered likely to have a material impact upon the adjacent highway network.

**Recommendation:**

The Highway Authority has No Objections to the proposals.

**Note To Applicant**

The consent granted will result in alterations to a building which will need numbering. To ensure that any new addresses are allocated in plenty of time, it is important that the developer or owner should contact [traffic.management@derby.gov.uk](mailto:traffic.management@derby.gov.uk) with the number of the approved planning application and plans clearly showing the plot, location in relation to existing land and property, and the placement of front doors or primary access.

**6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining ‘saved’ policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

**Derby City Local Plan Part 1 - Core Strategy (2017)**

- CP1a Presumption in favour of sustainable development
- CP3 Placemaking principles
- CP4 Character and context
- CP23 Delivering a sustainable transport network

**Saved CDLPR Policies**

- G5. Amenities
- H13 Residential development – general criteria

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

## **Committee Report Item No: 3**

**Application No: 18/01628/FUL**

**Type: Full Planning Application**

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An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

### **7. Officer Opinion:**

#### **Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

- 7.1 Principle of the proposal**
- 7.2 Impact on visual amenities**
- 7.3 Impact on residential amenities**
- 7.4 Impact on highways**

#### **7.1. Principle of the proposal**

This is an established residential location and as such is suitable for the proposed additional flat. The alterations to the existing dwelling at No.15 to form additional bedrooms are solely internal and are permitted development.

I note objections raised by Cllr. Pegg, however the changes in housing need is not a material planning consideration in this case. Notwithstanding this and for background information, having discussed the matter with the applicant, I have received confirmation that there is an active requirement for a larger housing unit in this area and that this is deemed the most appropriate way of meeting that need, providing the space required without wasting assets by combining the two dwellings in entirety. Furthermore an email from the applicant has confirmed that there is a waiting list of 1,523 applicants for 1 bedroom properties in the area. The ground floor nature of the flat would make it suitable for adaptation to the 287 waiting list applicants who require an adapted living space.

#### **7.2. Impact upon visual amenities**

Saved policy H13 and Policies CP3 and CP4 require that residential development respect the scale, character and appearance of the dwelling itself and the street scene. The proposed alterations to window and door openings would have some impact upon the external appearance of the building but the changes would not be dramatic and I consider that the overall impact upon the character and appearance of the dwellings and the street scene would be minimal.

#### **7.3. Impact upon residential amenities**

Saved policies H13 and GD5 require that new development respect the amenities of neighbouring properties on Ladbroke Gardens. The proposed alterations to form the ground floor flat would have no impact upon day light, privacy or massing at

## **Committee Report Item No: 3**

**Application No: 18/01628/FUL**

**Type: Full Planning Application**

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neighbouring properties. Although new windows would be installed, there would not be significant new views created to adjacent dwellings.

### **7.4. Impact upon highways**

I note the Highways Officers comments raising no objections and concur that there would be no material impact on the local highway arising from the formation of a one bed flat. The transport requirements of Policy CP23 would be satisfactorily met.

In view of the above, I see no justification for refusing this application.

## **8. Recommended decision and summary of reasons:**

### **8.1. Recommendation:**

**To grant** planning permission with conditions.

### **8.2. Summary of reasons:**

The proposed additional flat could be achieved without harming the character and appearance of the semi-detached pair of dwellings and the street scene. Residential amenities would be satisfactorily respected and adequate parking can be provided without undermining highway safety.

### **8.3. Conditions:**

#### **General/Time Limit Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application.

**Reason:** For the avoidance of doubt.

### **8.4. Informative Notes:**

The consent granted will result in alterations to a building which may need re-numbering. To ensure that any new addresses are allocated in plenty of time, it is important that the developer or owner should contact [traffic.management@derby.gov.uk](mailto:traffic.management@derby.gov.uk) with the number of the approved planning application and plans clearly showing the plot, location in relation to existing land and property, and the placement of front doors or primary access.

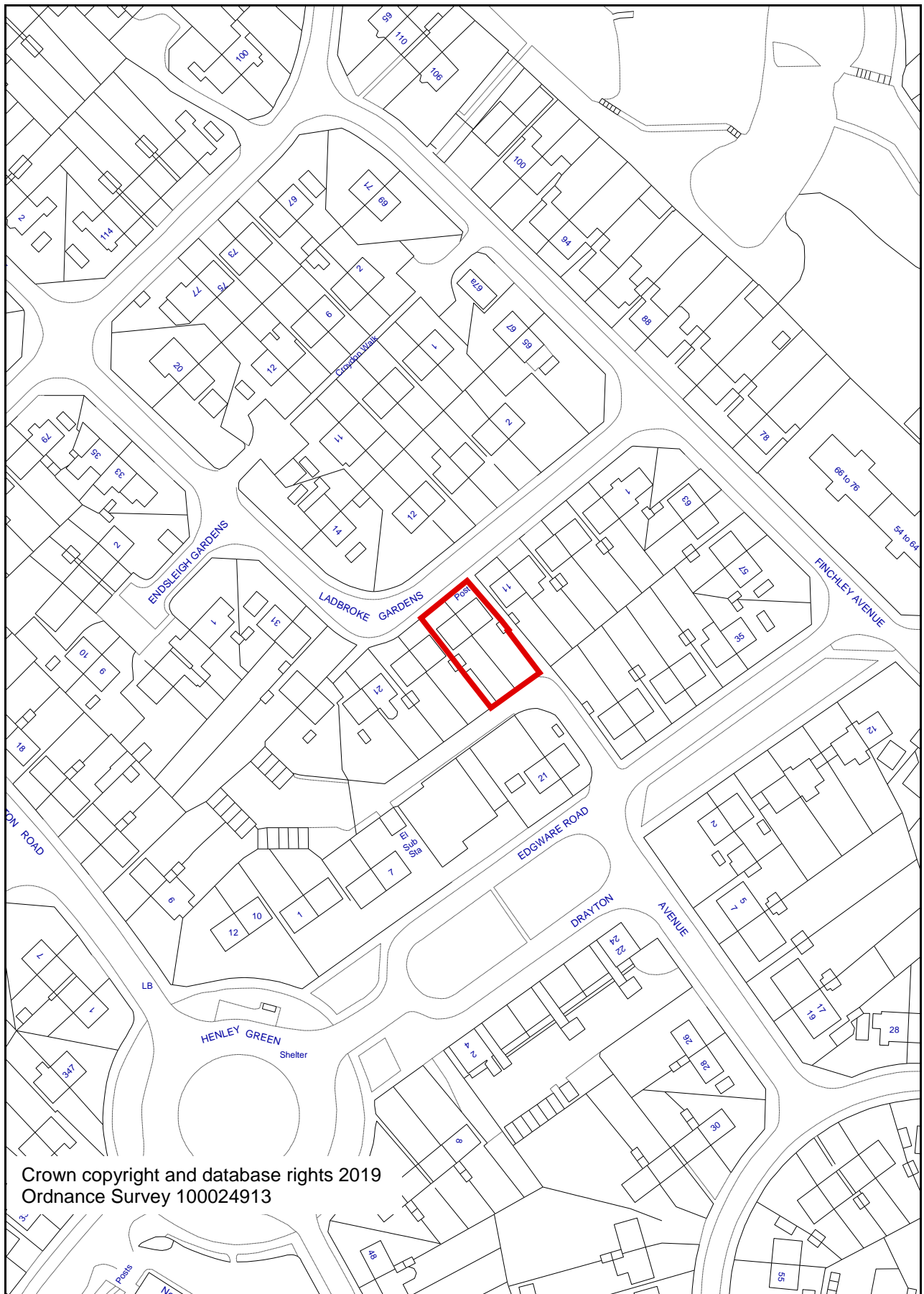
### **8.5. Application timescale:**

The 8 week date for the application is 30<sup>th</sup> January 2019. An extension of time until 28<sup>th</sup> February 2019 has been sought in order to allow for it to be heard at Planning Control Committee.

**Committee Report Item No: 3**

**Application No: 18/01628/FUL**

**Type: Full Planning**  
**Application**



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## **Committee Report Item No: 4**

**Application No:** DER/05/18/00760

**Type:** Full Planning Application

### **1. Application Details**

**1.1. Address:** Shelton Junior and Infant School, Carlton Avenue, Shelton Lock.

**1.2. Ward:** Chellaston

**1.3. Proposal:**

Planning permission is sought for the erection of secure boundary fencing and gates at Shelton Junior School, which is located in a predominantly residential area of Shelton Lock. Many residential gardens border the site. The existing boundary treatment around the school comprises of differing sizes and styles of fence panels and shrubbery, some of which are ill-maintained and considered unsafe by school staff members.

The proposed twin wire mesh fencing of 2.4 metres high would be installed in areas around the playing field and around the front entrance of the school where at present there is no secure fencing. It would be powder coated Moss Green. A total length of 535m of fencing intends to be implemented with a 4 metre wide double gate to allow maintenance access. The gate is proposed to be placed within the curtilage of the site, towards the main entrance.

The proposed fence would be higher than boundary treatment fencing which could be erected as permitted development by 0.4m and would be similar in style and design to the existing fencing at the front of the school (fronting Carlton Avenue) and side fronting Weston Park Avenue.

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00760>

### **2. Relevant Planning History:**

<b>Application No:</b>	11/03/02073	<b>Type:</b>	Full Planning Application
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	14/11/2003
<b>Description:</b>	Erection of 2.4m high fencing		

### **3. Publicity:**

Neighbour Notification Letter – A total of 44 letters to residential dwellings adjoining the site.

Site Notice – Posted 29.05.2018

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

A total of four representations have been received as a result of the neighbour consultations. Three of which are resident objections and one objection from Cllr. McCristal. The concerns have been outlined below:

## **Committee Report Item No: 4**

**Application No: DER/05/18/00760**

**Type: Full Planning Application**

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- The fence is too high
- Appearance like a prison
- Fence will be enclosing
- Eyesore to residents
- Devalue properties
- Detrimental to residents wellbeing
- Difficulty in maintaining the hedges.

### **5. Consultations:**

#### **5.1. Highways Development Control:**

The following comments are made in reference to the documents found within the application pack. The applicant wishes to install a new 2400mm fence to a number of Shelton Junior and Infant School's boundaries. New double gates will be installed within the school's grounds.

Recommendation:

No significant highway implications, and in view of this, no objections.

### **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

Derby City Local Plan Part 1 - Core Strategy (2017)

- CP3 Placemaking Principles
- CP4 Character and Context

Saved CDLPR Policies

- GD5 Amenity

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)



## **Committee Report Item No: 4**

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**Type: Full Planning Application**

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An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

### **7. Officer Opinion:**

#### **Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

#### **7.1. Visual Amenity**

#### **7.2. Residential Amenity**

#### **7.3. Other Considerations**

#### **7.1. Visual Amenity**

Permitted development rights allow for boundary treatment around schools to be up to 2 metres high without the need for planning permission. Considering the height of the fence is 2.4 metres, I am satisfied that an increase of 400mm over the permitted height would not be detrimental to the visual amenities of the surrounding residential area.

Similar examples of the proposed fencing of this height have been used on many other schools within the city to provide the required security and safe environment for the pupils. It has recently been implemented at Littleover Community School, under a permission granted in May 2018 (DER/03/18/00384). Similar fencing schemes can also be seen at the following schools:

- Ashcroft Primary School
- Sinfin Primary School
- St Joseph's School
- Central Community Nursery School
- Portway Infant School
- Harrington Nursery School

I have considered the appearance of the proposed fencing, which is the type of fencing which is common place for school boundaries given the requirement for safe and secure learning environment in schools and I am satisfied that it would not appear out of context in this location.

The school has similar fencing in style and height fronting Carlton Avenue and Weston Park Avenue, with no historic residential complaints. This proposal is simply to extend the fencing around the rest of the school boundary. Although I am aware that these sections of the fence do not sit at the rear boundaries of residential dwellings, the proposed fencing is considered to be a reasonable addition to the



## **Committee Report Item No: 4**

**Application No: DER/05/18/00760**

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entirety of the boundary in design terms and would comply with the intentions of Policies CP3 and CP4 of the Derby City Local Plan – Part 1.

### **7.2. Residential Amenity**

The mesh fencing by design would not overshadow or cause massing issues for residential dwellings given the gaps between the metal railings. I am satisfied that the proposal would not result in a prison like appearance, given the fence would only be 0.4m visible above much of the existing boundary treatments at the rear of adjoining neighbouring gardens.

An objection has been received regarding the potential for overlooking and I am satisfied that the presence of a fence 2.4m high along the shared boundary with rear gardens would not necessarily result in loss of privacy for neighbours. There are existing fences and hedges along the boundaries with the adjacent house, which the proposed fencing would reinforce rather than replace. The proposed fence would provide a secure boundary for both local residents as well as the school and is considered to be an acceptable proposal, which would not harm the amenities of neighbouring residents. Overall, I am satisfied that the proposal meets saved residential amenity policy GD5 of the City of Derby Local Plan Review 2006.

### **7.3. Other Considerations**

The supporting documents with the application advise that “*the proposal has come about through the directive of Derby City Council to improve the safeguarding of children, by providing a secure site*”. It is evident from a perimeter walk around site that the existing fence and hedge treatment is inadequate to meet this objective and does not currently provide a secure school boundary. There are various gaps and broken fence panels which could provide access to residential gardens and surrounding streets. The proposed fencing to the school boundary is considered to be a reasonable means of ensuring that a safe environment is provided for the school, which does not impact adversely on the visual and residential amenities of the local area.

## **8. Recommended decision and summary of reasons:**

### **8.1. Recommendation:**

**To grant** planning permission with conditions.

### **8.2. Summary of reasons:**

The proposed boundary fencing would provide a secure and safe environment for the school and is an acceptable design solution in this residential location in terms of its scale, height and form, with an acceptable impact on visual and residential amenities.

### **8.3. Conditions:**

#### **General/Time Limit Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Committee Report Item No: 4**

**Application No: DER/05/18/00760**

**Type: Full Planning  
Application**

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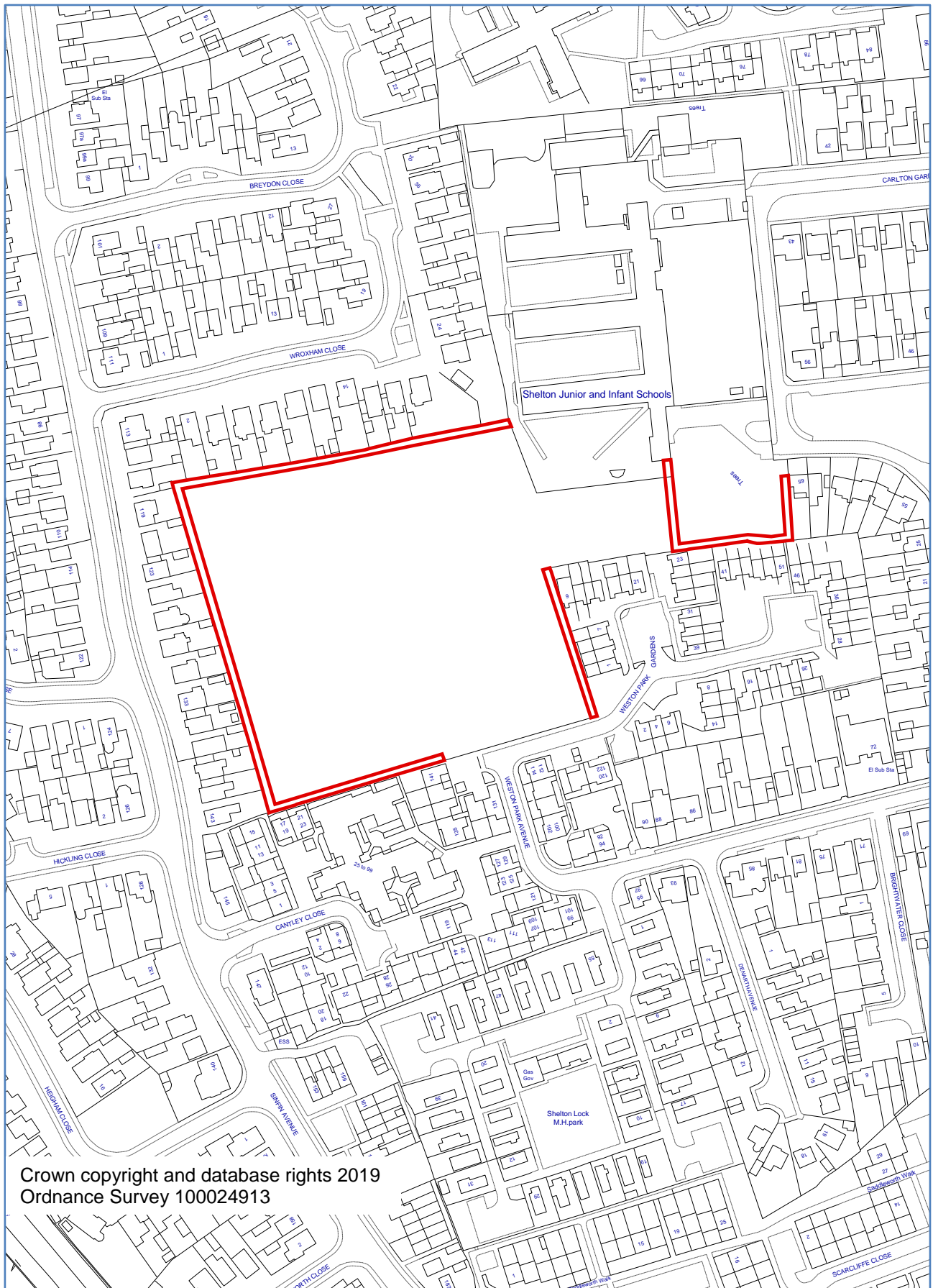
**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

**Reason:** For the avoidance of doubt.

**8.4. Application timescale:**

An agreed extension of time expired on 25 January and a further extension will be sought to agree a target date beyond the committee meeting.





Derby City Council

## Delegated decisions made between Between 01/01/2019 and 31/01/2019



Derby City Council

Application No:	Application Type	Location	Proposal	Decision	Decision Date
01/17/00077	Full Application	Plot 8 Sinfin Commercial Park Sinfin Lane Sinfin Derby	Erection Of A Commercial Unit (Use Classes B1C/B2/B8) With Associated Access, Parking Upgrades, Landscaping And A New Substation.	Approval	21/01/2019
01/18/00012	Full Application	1 & 2 Beaufort Street Derby	Demolition Of Existing Retail Units. Erection Of A Retail Unit (Use Class A1) And A Hot Food Takeaway (Use Class A5)	Approval	25/01/2019
02/18/00221	Compliance/Discharge of Condition	Derby Conference Centre London Road Derby	Erection Of Smoking Shelter, Formation Of Additional Car Parking Areas, Access Road, Landscaping And Associated Works - Discharge Of Conditions 3, 4, 5, 6, 8, 9 And 10 Of Previously Approved Permission DER/06/16/00696	Discharge of Conditions Complete	28/01/2019
03/18/00424	Variation of Condition	Castleward Including Siddals Road/Canal Street/John Street/Carrington Street/Copeland Street/New Street/Liversage Street Derby	Outline Application With Details Of Phase 1 To Comprise Development Of Castleward, Involving Demolition Of Buildings, Residential Development (Up To 840 Dwellings), Retail (Use Class A1), Restaurant/Cafes (Use Class A3), Offices (Use Class B1), Hotel (Use Class C1), Non-Residential Institutions (Use Class D1), Assembly And Leisure (Use Class D2), School (Use Class D1), Community Centre, (Use Class D1), Bingo Hall (Use Class D2), Alterations To Vehicular Accesses, Formation Of Boulevard And Pedestrian Crossing And Refurbishment Of Public Realm - Variation Of Conditions 45. And 46 Of Previously Approved Planning Permission DER/05/12/00563 To Allow For Use Of Unit 11 As A Bridal Shop Under Class Use A1 (Over 100 SQM)	Approval	09/01/2019
04/17/00507	Full Application	25-27 Pear Tree Road	Retention Of Change Of Use From Retail (Use	Approval	18/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby	Class A1) To Restaurant (Use Class A3)		
04/18/00639	Full Application	18 Dunsmore Drive Oakwood Derby	Single Storey Side And Rear Extensions To Dwelling House (Living Room)	Approval	25/01/2019
05/18/00685	Full Application	158 Chaddesden Park Road Derby	Change Of Use Of Storage Area To A Flat (Use Class C3) Including The Installation Of New Windows	Approval	14/01/2019
05/18/00745	Full Application	30 Christchurch Court St. Michaels Lane Derby	Conversion Of The Wardens House Into Two Flats For Sheltered Residential Accommodation Including Installation Of A New Door To The Front Elevation	Approval	23/01/2019
07/16/00924	Full Application	Bio House Derwent Street Derby DE1 2ED	Demolition Of Existing Office Buildings And The Erection Of A New Building Providing 105 Apartments, Ground Floor Commercial Unit (A1, A2, A3) And Car Parking, Including Associated Works, Flood Defence And A New Substation.	Approval	03/01/2019
07/17/00880	Full Application	Site Of 18 Agard Street Derby DE1 1YS	Demolition of light industrial building (use class B1). Erection of a nine storey building of 156 studio flats (sui generis use) and associated development including erection of 2m high fencing	Refuse	30/01/2019
07/17/00951	Full Application	43 Howard Street Derby DE23 6TX	First floor rear extension to dwelling house (en-suite), erection of a garage and extension and conversion of outbuilding to form ancillary accommodation.	Approval	22/01/2019
07/18/01008	Full Application	Land At The Rear Of 43 Grasmere Crescent Sinfin Derby DE24 9HS (Access Off Grampian Way)	Erection Of A Dormer Bungalow (Use Class C3)	Approval	09/01/2019
07/18/01144	Full Application	Former Rolls Royce Car Park	Erection Of Three Buildings To Form 16 Units	Approval	17/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Dunstall Park Road Derby	(Use Classes B1 And B8)		
08/18/01171	Full Application	15 Evelyn Grove Chaddesden Derby	Single Storey Side And Rear Extensions To Dwelling House (W.C., Orangery And Enlargement Of Kitchen) And Erection Of An Outbuilding	Approval	29/01/2019
08/18/01212	Full Application	Land At The Side Of 70 Cardigan Street Derby	Demolition of stores. Erection of a single storey building for use as a flat	Approval	11/01/2019
09/18/01344	Full Application	49 Porters Lane Oakwood Derby	Two Storey Rear And Single Storey Front Extensions To Dwelling House (Enlargement Of Study, Dining Room And Bedroom)	Approval	14/01/2019
09/18/01350	Full Application	43 Shardlow Road Alvaston Derby	Roof Alterations Including Installation Of A Dormer To The Rear Elevation To Form Rooms In The Roof Space	Approval	23/01/2019
09/18/01351	Full Application	10 Beechley Drive Oakwood Derby	Erection Of A Boundary Fence	Approval	17/01/2019
09/18/01360	Full Application	6 Newbold Close Chellaston Derby	Single Storey Side And Rear Extensions To Dwelling House (Study/Guest Room, Utility, Shower Room, Bedroom/Garage And Terrace)	Approval	21/01/2019
09/18/01365	Full Application	3 Grimshaw Avenue Alvaston Derby	Single Storey Side/Rear Extension To Dwelling House (Bedroom And Shower Room)	Approval	29/01/2019
09/18/01366	Advertisement Consent	St. Werburgh's Church Friar Gate Derby	Display of one non-illuminated freestanding information sign and one low-level banner sign	Approval	28/01/2019
09/18/01377	Works to a tree with a TPO	Derby Independent Grammar School For Boys Ryknelnd Road Littleover Derby (Trees Adjacent To 11 Lakeside Drive)	Various Works To Trees Protected By Tree Preservation Order No 78	Approval	04/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
09/18/01380	Full Application	23 Charnwood Avenue Littleover Derby	First Floor Side Extension To Dwelling House (Bedroom)	Approval	17/01/2019
09/18/01391	Full Application	5 Earls Crescent Oakwood Derby	First Floor Side Extension To Dwelling House (Bedroom And Enlargement Of Bedroom)	Approval	08/01/2019
09/18/01402	Compliance/Discharge of Condition	Prize Farm Oaklands Avenue Littleover Derby	Demolition Of Dwelling House And Outbuildings And Erection Of Two Dwelling Houses (Use Class C3) - Discharge Of Condition 5 Of Previously Approved Planning Permission DER/06/16/01004	Discharge of Conditions Complete	28/01/2019
09/18/01410	Full Application	105 Locko Road Spondon Derby	Erection Of An Outbuilding (Store)	Approval	25/01/2019
09/18/01418	Full Application	96 Buxton Road Chaddesden Derby	Two Storey Side Extension To Dwelling House (Covered Way, Utility, Hall And Two Bedrooms) And Installation Of A Canopy To The Front Elevation	Approval	16/01/2019
09/18/01437	Full Application	Cotton Shed And Spinning Shed Darley Abbey Mills Haslams Lane Derby DE22 1DZ	Change Of Use From Motor Car Servicing And Repair Garage (Use Class B2) To Cafe (Use Class A3) For Use In Connection With The West Mill Wedding Venue And Mill Managers Accommodation Including Installation Of New Doors	Approval	22/01/2019
09/18/01438	Listed Building Consent - Alterations	Cotton Shed And Spinning Shed Darley Abbey Mills Darley Abbey Derby	Change Of Use From Motor Car Servicing And Repair Garage (Use Class B2) To Cafe (Use Class A3) For Use In Connection With The West Mill Wedding Venue And Mill Managers Accommodation Including Installation Of New Doors	Approval	22/01/2019
09/18/01451	Full Application	5 Sussex Circus Derby	Extension To Dwelling House (Detached Gymnasium)	Approval	16/01/2019
09/18/01452	Full Application	25 Persian Close Derby	Single Storey Front Extension To Dwelling House (Entrance Hall)	Approval	10/01/2019
09/18/01460	Compliance/Discharge of	F C Precast Concrete Ltd	Erection Of 6 Light Industrial Units (Use Class	Discharge of	25/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
	Condition	Alfreton Road Derby	B1) And 1 Trade Counter Unit (Sui Generis Use) Together With Alterations To Vehicular Access - Variation Of Conditions 2 And 11 Of Previously Approved Planning Permission Code No. DER/10/15/01309 To Amend The Approved Plans And Alter The Terms Of Use Of The Trade Counter - Discharge Of Condition Nos 7, 8 And 9 Of Previously Approved Permission DER/02/18/00280	Conditions Complete	
09/18/01461	Listed Building Consent - Alterations	Liversage Almshouses London Road Derby	Refurbishment And Repair Of The Undercroft And North Facing Exterior	Approval	08/01/2019
09/18/01484	Full Application	1, 2, 3, 4, 5, 6, 7, 8 And 9 Joseph Wright Terrace Arthur Street Derby	Installation Of Replacement Windows And Doors	Approval	17/01/2019
09/18/01487	Works to Trees in a Conservation Area	9A The Hollow Mickleover Derby	Felling Of Two Beech Trees Within The Mickleover Conservation Area	Raise No Objection	04/01/2019
09/18/01491	Full Application	138 Chaddesden Lane Derby	Two Storey Rear And Single Storey Front Extensions To Dwelling House (Hall, Two Bedrooms And Enlargement Of Sitting Room And Kitchen/Family Room) And Installation Of New Windows To The First Floor Side Elevations	Approval	30/01/2019
09/18/01494	Works to a tree with a TPO	69 Jackson Avenue Mickleover Derby	Crown Reduction Of An Oak Tree Protected By Tree Preservation Order No. 324	Approval	18/01/2019
10/18/01497	Full Application	69 Walbrook Road Derby	Change of use from a dwelling house (use class C3) to a seven bedroom house in multiple occupation (sui generis use) and retention of single storey rear extension.	Approval	29/01/2019
10/18/01502	Full Application	28 Swinburne Street Derby	Retention Of The Formation Of One Additional Flat In The Basement (Use Class C3) Together With The Installation Of A Dormer	Approval	25/01/2019
10/18/01504	Full Application	Carsington House	Change Of Use Of Existing Building From	Refuse	22/01/2019



Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Park Farm Centre Park Farm Drive Allestree Derby	Residential Flats (Use Class C3) To Student Accommodation (Sui Generis Use), Including Refurbishment Of Building With Single Storey Rooftop Extension.		
10/18/01505	Full Application	5 Goldcrest Drive Spondon Derby	Single Storey Side And Rear Extensions To Dwelling House (Garage/Store And Kitchen)	Approval	16/01/2019
10/18/01510	Full Application	126 Walbrook Road Derby	Change of Use from Dwelling House (Use Class C3) to a Seven Bedroom House In Multiple Occupation (Sui Generis Use) and Retention of a Single Storey Rear Extension.	Approval	29/01/2019
10/18/01515	Full Application	28 Newhaven Road Chaddesden Derby	Single Storey Front And Rear Extensions To Dwelling House (Porch, Study And Terrace)	Approval	14/01/2019
10/18/01526	Works to Trees in a Conservation Area	9A The Hollow Mickleover Derby	Pollarding Of A Willow Tree To 5-6 Metres Within The Mickleover Conservation Area On Three Occasions Within A Ten Year Period	Raise No Objection	04/01/2019
10/18/01542	Full Application	300-302 Normanton Road Derby	Erection Of An Additional Storey And Rear Extensions To Form Four Additional Flats (Use Class C4)	Approval	31/01/2019
10/18/01547	Works to a tree with a TPO	175 Station Road Mickleover Derby	Cutting Back Of Branches Overhanging The Building And Car Park By Three Metres And Removal Of Deadwood Of A Scots Pine Tree Protected By Tree Preservation Order No. 126	Refuse	09/01/2019
12/17/01583	Full Application	London Road Community Hospital London Road Derby	Formation Of Nine Additional Parking Spaces And Erection Of A Lighting Column	Approval	18/01/2019
18/01559/TPO	Works to a tree with a TPO	58 Swanmore Road Derby DE23 3SY	Crown reduction by 1.5m and dead wooding of an Oak Tree protected by Tree Preservation Order No. 30	Approval	15/01/2019
18/01573/TPO	Works to a tree with a TPO	Convent Of Mercy Broadway Derby DE22 1AU	Cutting back overhanging branches of an Oak tree and reduction in height of Holly protected by Tree Preservation Order No. 45	Approval	15/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		(Trees Overhanging 11 Brendan Gardens)			
18/01582/FUL	Full Application	53 Fairway Crescent Derby DE22 2PB	Two storey and single storey side and rear extensions to dwelling house ( w.c., store, utility, three bedrooms and enlargement of kitchen/diner) and installation of a canopy to the front elevation	Approval	31/01/2019
18/01592/FUL	Full Application	187 Nottingham Road Spondon Derby DE21 7GZ	Single storey side and rear extensions to dwelling house (office, utility and enlargement of kitchen/family space)	Approval	16/01/2019
18/01597/TPO	Works to a tree with a TPO	32 And 32A Morley Road Derby DE21 4QU	Crown reduction by 2m using reduction via thinning of 5 Lime trees protected by Tree Preservation Order no. 496	Approval	09/01/2019
18/01607/FUL	Full Application	6 Maxwell Avenue Derby DE22 1GQ	Alterations to include raising of the roof height, installation of a rear dormer and a side elevation window to form rooms within the roof space (two bedrooms, storage and bathroom)	Refuse	21/01/2019
18/01608/FUL	Full Application	22 Kendon Avenue Derby DE23 1LB	Two storey and single storey side and rear extensions to dwelling house (porch, dining room, conservatory and bedroom)	Approval	17/01/2019
18/01615/TPO	Works to a tree with a TPO	9 Courtland Gardens Derby DE24 0LJ	Crown lift by 3m, crown thinning by 20% and removal of dead wood of two Lime trees protected by Tree Preservation Order no. 282	Approval	23/01/2019
18/01639/ADV	Advertisement Consent	McDonalds Restaurant Wheatcroft Way Derby DE21 4RY	Display of various signage	Approval	15/01/2019
18/01642/PNRIA	Prior Approval - Shop / Bank to Resi	42 Lynton Street Derby DE22 3RU	Change of use from Retail (Use Class A1) to Residential (Use Class C3) including installation of new windows	Approval	23/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01647/FUL	Full Application	7 Market Place Derby DE1 3ZF	Installation of a new door to the front elevation	Approval	10/01/2019
18/01648/LBA	Listed Building Consent - Alterations	7 Market Place Derby DE1 3ZF	Internal and external alterations to create a standalone ATM room with external access	Approval	10/01/2019
18/01650/OUT	Outline Application	Land At The Rear Of 39 West Avenue South Derby DE73 5SH	Residential development (up to two dwellings)	Approval	25/01/2019
18/01654/FUL	Full Application	2 Eastwood Drive Derby DE23 6BN	Two storey side and rear, first floor side and single storey rear extensions to dwelling house (garage, gym, kitchen/living/dining area, two bedrooms, en-suite, bathroom and enlargement of bedroom). Roof alterations to include raising of the roof height and installation of a rear dormer to form rooms in the roof space (bedroom, en-suite and roof terrace) and erection of front boundary wall and gates	Approval	29/01/2019
18/01656/FUL	Full Application	149 Kedleston Road Derby DE22 1FT	Two storey side extension to dwelling house (utility, w.c. and bedroom)	Approval	03/01/2019
18/01666/TPO	Works to a tree with a TPO	Hall Park Close Derby DE23 6GZ	Various works to trees protected by Tree Preservation Order no. 37	Approval	18/01/2019
18/01672/TPO	Works to a tree with a TPO	8 Potter Street Derby DE21 7LH	Removal of the lowest branch from two Pine trees protected by Tree Preservation Order no. 478	Approval	28/01/2019
18/01676/FUL	Full Application	29 - 33 St Peters Street (Lloyds TSB) Derby DE1 2AA	Installation of new entrance doors to the front elevation	Approval	11/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01690/FUL	Full Application	64 Wood Road Chaddesden Derby DE21 4LY	Two storey side and single storey front extensions to dwelling house (porch, study, utility, w.c., two bedrooms and en-suite)	Approval	16/01/2019
18/01691/TPO	Works to a tree with a TPO	West Park School West Road Derby DE21 7BT	Felling of a Beech tree protected by Tree Preservation Order no. 479	Approval	09/01/2019
18/01695/FUL	Full Application	24 Uttoxeter Road Derby DE3 0ZQ	Change of use and subdivision of a bank (use class A2) to create 2 separate units: a micro pub (use class A4) and education centre (use class D1) together with a first floor rear extension and installation of new windows and doors to the front elevation	Approval	16/01/2019
18/01698/TPO	Works to a tree with a TPO	1 Beechwood Park Drive Derby DE22 1BF	Felling of a Sycamore tree and a Pine tree protected by Tree Preservation Order no. 45	Approval	23/01/2019
18/01701/FUL	Full Application	7 Vicarwood Avenue Derby DE22 1BX	Two storey side and single storey front, side and rear extensions to dwelling house (porch, garage, utility, wet room, two bedrooms and enlargement of kitchen and living space). Creation of new vehicular access and frontage parking area.	Approval	16/01/2019
18/01702/CLP	Lawful Development Certificate -Proposed	89 Station Road Mickleover Derby DE3 9GJ	Installation of a dormer to the side elevation	Approval	18/01/2019
18/01703/FUL	Full Application	265 Harrington Street Normanton Derby DE23 8NX	Retention of sub-division to form three units (existing cash and carry, storage unit and a timber merchant) including the installation of fire doors and boundary fencing	Approval	24/01/2019
18/01705/TPO	Works to a tree with a TPO	192 Duffield Road Derby DE22 1BJ	Prune canopy to give 2m clearance to adjacent buildings and crown lift to provide 3m clearance above ground level.	Approval	11/01/2019
18/01706/FUL	Full Application	25 Tregaron Close	Single storey rear extension to dwelling house	Approval	08/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE21 2TE	(dining room and snug)		
18/01708/FUL	Full Application	372 Stenson Road Derby DE23 1HF	Single storey rear extension to dwelling house (utility and enlargement of kitchen)	Approval	23/01/2019
18/01709/FUL	Full Application	511 Burton Road Derby DE23 6FQ	Change of use of the first floor to a flat (use class C3) including formation of a separate ground floor access and external alterations	Approval	11/01/2019
18/01711/FUL	Full Application	327 Burton Road Derby DE23 6AH	Two storey side and single storey front extensions to dwelling house (lounge, bedroom, en-suite, hall and cloakroom)	Approval	28/01/2019
18/01716/FUL	Full Application	Rolls Royce Moor Lane Derby	Installation of Automatic Number Plate Recognition (ANPR) cameras	Approval	09/01/2019
18/01717/ADV	Advertisement Consent	Rolls Royce Moor Lane Derby	Display of four internally illuminated freestanding display boards	Approval	09/01/2019
18/01719/FUL	Full Application	102 Swarkestone Road Derby DE73 5UD	Single storey rear extension to dwelling house (conservatory)	Approval	09/01/2019
18/01724/CLP	Lawful Development Certificate -Proposed	1 Boulton Drive Derby DE24 0FQ	Single storey rear extension to dwelling house (kitchen)	Approval	29/01/2019
18/01725/TPO	Works to a tree with a TPO	20 Golf Close Derby DE23 4TL	Height reduction by up to 5m and cutting back of branches by up to 2.5m of a Cedar tree protected by Tree Preservation Order no. 269	Approval	22/01/2019
18/01726/FUL	Full Application	52 Green Avenue Derby DE73 6TE	Single storey side extension to dwelling (utility, study and enlargement of kitchen)	Approval	08/01/2019
18/01727/FUL	Full Application	18 Queens Drive	Single storey rear extension to dwelling house	Approval	23/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE23 6DT	(living space), roof extensions / alterations to include the installation of a first floor side elevation window to form rooms in the roof space (bedroom and en-suite) and erection of a raised terrace to the rear elevation		
18/01730/FUL	Full Application	46 Willson Road Derby DE23 1BZ	Single storey front extension to dwelling house (porch), installation of cladding and enlargement and alterations to the roof including installation of front dormer windows to form rooms in the roof space (three bedrooms, en-suite, bathroom and storage)	Approval	15/01/2019
18/01732/ADV	Advertisement Consent	A.W.Lymn 337 Osmaston Park Road Derby DE24 8DA	Display of one internally illuminated fascia sign and one externally illuminated freestanding sign	Approval	22/01/2019
18/01736/CLE	Lawful Development Certificate -Existing	9 - 11 Edmund Road Derby	Lawful use of the ground floor as residential (use class C3)	Refuse	29/01/2019
18/01737/FUL	Full Application	24 Chapter Close Derby DE21 2BG	First floor side extension to dwelling house (dressing room & enlargement of bathroom and bedroom)	Approval	09/01/2019
18/01741/CLP	Lawful Development Certificate -Proposed	Suite 3.4 Third Floor Laurie House Colyear Street Derby DE1 1LA	Use of premises as a private hire vehicle operator office (Use Class B1)	Approval	23/01/2019
18/01743/FUL	Full Application	18 Kintyre Drive Derby DE24 3JZ	Single storey rear extension to dwelling (shower room, store and enlargement of lounge)	Approval	09/01/2019
18/01745/TPO	Works to a tree with a TPO	127 Whitaker Road Derby DE23 6AQ	Removal of branch and branch thinning of an Ash tree protected by Tree Preservation Order No 280	Approval	21/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01749/CLP	Lawful Development Certificate -Proposed	37 Derwent Avenue Derby DE22 2DP	Roof alterations to include the installation of a rear dormer, a hip to gable roof conversion and installation of roof lights to form rooms in the roof space	Approval	15/01/2019
18/01750/FUL	Full Application	4 Oldbury Close Derby DE21 2JS	Two storey and first floor front extensions to dwelling house (enlargement of garage and bedroom) and formation of a new roof gable to the front elevation	Approval	14/01/2019
18/01751/TPO	Works to a tree with a TPO	St Josephs Roman Catholic Primary School Mill Hill Lane Derby DE23 6SB	Felling of a tree protected by Tree Preservation Order No. 146	Approval	23/01/2019
18/01753/FUL	Full Application	34 Fairfield Road Derby DE23 6PG	Retention of a single storey side/rear extension to dwelling house (sun lounge)	Approval	18/01/2019
18/01755/FUL	Full Application	46 Belper Road Derby DE1 3EN	Single storey rear extension to dwelling house (enlargement of kitchen) and alterations to the front boundary treatment	Approval	09/01/2019
18/01756/FUL	Full Application	Cathedral Court Cathedral Road Derby DE1 3PE	Installation of a louvre to the west elevation	Approval	17/01/2019
18/01757/CAT	Works to Trees in a Conservation Area	St Christophers Court Ashbourne Road Derby DE22 3FY	Crown reduction by 3m of two London Plane trees, works to a group of trees and felling of a Silver Birch tree within the Friar Gate Conservation Area	Raise No Objection	18/01/2019
18/01759/FUL	Full Application	Car Park 1, Royal Derby Hospital Uttoxeter Road Derby DE22 3NE	Retention of single storey ward and adjoining link for a temporary period of up to 12 months.	Approval	14/01/2019
18/01762/FUL	Full Application	57 Bethulie Road Derby	Single storey rear extension to dwelling (kitchen, dining room, utility and lounge)	Approval	18/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 8UT			
18/01763/FUL	Full Application	52 Windley Crescent Derby DE22 1BY	Single storey extension to dwelling house (enlargement of kitchen/dining area and utility)	Approval	15/01/2019
18/01764/ADV	Advertisement Consent	Lighting Columns Infinity Park Way Derby	Display of 28 non-illuminated banner signs	Approval	10/01/2019
18/01766/TPO	Works to a tree with a TPO	Land On East Side Of South Avenue Darley Abbey Derby	Various works to trees protected by Tree Preservation Order no. 17 to be carried out over a ten year period	Approval	18/01/2019
18/01767/FUL	Full Application	3 Medway Drive Derby DE22 2UB	Single storey side/rear extension to dwelling house (living space. utility and garage/storage)	Approval	03/01/2019
18/01773/FUL	Full Application	24 Corn Market And 1-2 Albert Road Derby DE1 2DP	Change of use from retail and pawnbrokers/cheque cashing (Sui Generis use) to financial and professional services (Use Class A2)	Approval	16/01/2019
18/01774/LBA	Listed Building Consent - Alterations	24 Corn Market And 1-2 Albert Street Derby DE1 2DP	Internal alterations to include removal of partitions, ceilings and finishes at ground floor level and the installation of new partitions, ceilings and finishes	Approval	16/01/2019
18/01777/FUL	Full Application	23 Ayr Close Derby DE21 7GU	Single storey rear extension to dwelling house (sun lounge, utility room and w.c.) including alterations to the land levels	Approval	17/01/2019
18/01780/FUL	Full Application	218 Village Street Derby DE23 8DE	Single storey side extension to dwelling house (bedroom and shower room)	Approval	10/01/2019



Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01781/TPO	Works to a tree with a TPO	Abbey Lodge Student Village Lonsdale Place Derby DE22 3NX	Various works to trees protected by Tree Preservation Order no. 68	Approval	15/01/2019
18/01782/FUL	Full Application	167 Birchover Way Derby DE22 2DB	Two storey side and single storey front and rear extensions to dwelling house (porch, garage, utility, kitchen/dining area and two bedrooms)	Approval	10/01/2019
18/01786/FUL	Full Application	Derby Stoneacre Nottingham Road Spondon Derby DE21 7GW	Erection of a spray booth	Approval	11/01/2019
18/01790/FUL	Full Application	47 Blackmore Street Derby DE23 8AY	Two storey rear and single storey front and rear extensions to dwelling house (hall, kitchen, dining area, bathroom and bedroom)	Approval	23/01/2019
18/01794/FUL	Full Application	70 Grange Avenue Derby DE23 8DG	Raising of the roof height of an existing single storey rear extension	Approval	10/01/2019
18/01796/FUL	Full Application	Annecroft Residential Home 70 Portland Street Derby DE23 8QB	Change of use from residential care home (use class C2) to an 11 bed house in multiple occupation (sui generis use)	Approval	22/01/2019
18/01797/CAT	Works to Trees in a Conservation Area	Darley Playing Fields Old Chester Road Derby (Trees Adjacent To 8 Old Chester Road)	Cutting back of branches to the boundary of a group of trees within the Little Chester Conservation Area	Raise No Objection	11/01/2019
18/01798/FUL	Full Application	29A Darley Park Road Derby DE22 1DA	Two storey front and first floor and single storey rear extensions to dwelling house (bedroom and enlargement of office, family/dining room and bedroom) and installation of render to the existing walls	Approval	22/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01799/FUL	Full Application	22 Whittlebury Drive Derby DE23 3BF	Two storey and single storey extensions to dwelling house (hall, kitchen, living space, store and enlargement of bathroom, bedroom and en-suite) together with formation of rooms in the roof space including the installation of front and rear dormer windows (bedroom, en-suite and storage) and installation of a new retaining wall to the rear garden	Approval	29/01/2019
18/01803/FUL	Full Application	Land At The Side Of 11 Davenport Road Derby DE24 8AY	Erection of a dwelling house (use class C3)	Approval	18/01/2019
18/01804/TPO	Works to a tree with a TPO	4 Limegate Mews Derby DE23 6FJ	Felling of a Pine tree protected by Tree Preservation Order no. 336	Approval	23/01/2019
18/01806/TPO	Works to a tree with a TPO	33 Church Lane Darley Abbey Derby DE22 1EX	Crown raise to 3m, crown thin by 10% and partial crown reduction by up to 1m of a Lime tree protected by Tree Preservation Order no. 525	Approval	23/01/2019
18/01813/OUT	Outline Application	Land At The Side And Rear Of 104 And 106 Radbourne Street Derby DE22 3BU	Residential development (one dwelling)	Approval	14/01/2019
18/01814/FUL	Full Application	Cosmo 30 - 50 London Road Derby DE1 2PA	Alterations to the shopfront to include the replacement of cladding and the installation of water features	Approval	25/01/2019
18/01815/ADV	Advertisement Consent	Cosmo 30 - 50 London Road Derby DE1 2PA	Display of an internally illuminated fascia sign	Approval	25/01/2019
18/01816/FUL	Full Application	4 Bridgwater Close Derby DE24 0YE	Single storey side extension to dwelling (sitting room, shower room and enlargement of hall)	Approval	17/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01817/FUL	Full Application	176 Allestree Lane Derby DE22 2JX	First floor and single storey rear extensions to dwelling house (sitting room/dining room and en-suite). Installation of a new first floor side elevation window and roof alterations to form rooms in the roof space (bedroom and en-suite)	Approval	30/01/2019
18/01819/FUL	Full Application	Rolls Royce Plc Raynesway Derby DE21 7BE	Removal of an existing argon gas tank and installation of a new larger argon gas tank	Approval	29/01/2019
18/01820/FUL	Full Application	10 Normanton Road Derby DE1 2GW	Change of use from a job centre to a 'hub building' for various support services (sui generis use) with ancillary cafe and activity space	Approval	18/01/2019
18/01823/CLP	Lawful Development Certificate -Proposed	27 Hollis Street Derby DE24 8QW	Installation of a dormer to the rear elevation and two roof lights to the front elevation	Approval	28/01/2019
18/01825/PNRH	Prior Approval - Householder	116 St Albans Road Derby DE22 3JP	Single storey rear extension (projecting beyond the rear wall of the original house by 3.8m, maximum height 3.75m, height to eaves 2.3m) to dwelling house	Prior Approval Not Required	03/01/2019
18/01827/PNRH	Prior Approval - Householder	Southfields 6 Friars Close Derby DE22 1FD	Single storey rear extension (projecting beyond the rear wall of the original house by 4.8m, maximum height 4m, height to eaves 2.5m) to dwelling house	Prior Approval Not Required	03/01/2019
18/01833/VAR	Variation of Condition	641 London Road Derby DE24 8UQ	Change of use from a dwelling house (Use Class C3) to a six-bed house in multiple occupation (Sui Generis use) - Variation of condition 3 of previously approved permission Code No. DER/03/18/00414 to increase occupancy from 8 to 10 people	Approval	17/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01838/DISC	Compliance/Discharge of Condition	Former Mackworth College Site Normanton Road Derby	Erection of 7 retail units (Use Classes A1/A2/A3/A5 and D2) and formation of associated car parking - approval of reserved matters of layout, appearance and landscaping under outline permission Code No.DER/02/15/00194 - Discharge of conditions 2, 4 and 8 of previously approved permission DER/09/16/01102	Discharge of Conditions Complete	28/01/2019
18/01839/FUL	Full Application	25 Edale Avenue Mickleover Derby DE3 9FY	Two storey side/rear extension to dwelling house (kitchen & bedroom)	Approval	29/01/2019
18/01846/FUL	Full Application	100 Laburnum Crescent Derby DE22 2GS	Single storey front and side extensions to dwelling (porch, utility and enlargement of kitchen)	Approval	31/01/2019
18/01847/PNRH	Prior Approval - Householder	9 Valley Road Littleover Derby DE23 6HQ	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.8m, height to eaves 3m) to dwelling house	Approval	10/01/2019
18/01850/FUL	Full Application	2 Bonsall Drive Derby DE3 9HQ	Single storey front extension to dwelling house (porch) and single storey side extension with rooms in the roof space (garage, utility, bedroom, en-suite, dressing room and enlargement of kitchen/dining area). Alterations to the rear dormers and erection of a boundary wall	Approval	31/01/2019
18/01851/FUL	Full Application	23 Park Drive Derby DE23 6FY	Two storey side and single storey rear extension to dwelling house (kitchen, store, gym, storage area), formation of a raised patio area and installation of a new first floor side elevation window and a dormer to the rear elevation - amendment to previously approved planning permission Code No.	Approval	29/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			04/18/00506 to convert the side extension roof from hipped to gable		
18/01855/FUL	Full Application	263 Station Road Mickleover Derby DE3 9FB	First floor side and single storey rear extensions to dwelling house (kitchen, w.c., utility and bedroom)	Approval	29/01/2019
18/01856/FUL	Full Application	Old Silk Mill 19 Full Street Derby DE1 3AF	Installation of lighting to the beer garden	Approval	30/01/2019
18/01859/FUL	Full Application	86 The Chase Derby DE24 9PD	Two storey side extension to dwelling house (sitting room, wet room and two bedrooms)	Approval	31/01/2019
18/01862/ADV	Advertisement Consent	Old Silk Mill 19 Full Street Derby DE1 3AF	Display of various signage	Approval	30/01/2019
18/01872/FUL	Full Application	63 Penrhyn Avenue Derby DE23 6LB	Single storey side and rear extensions to dwelling house (w.c. and kitchen/dining area)	Approval	31/01/2019
18/01875/FUL	Full Application	The Duke Of York 7 Burton Road Derby DE1 1TG	Installation of new windows to the front elevation	Approval	29/01/2019
18/01880/PNRH	Prior Approval - Householder	58 Pear Tree Crescent Derby DE23 8RP	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.4m, height to eaves 3m) to dwelling house	Prior Approval Not Required	10/01/2019
18/01882/FUL	Full Application	Almara 15 Lens Road Derby DE22 2NB	Single storey side and rear extensions to dwelling house (sun room and enlargement of garage) and replacement pitched roof to garage	Approval	29/01/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01883/FUL	Full Application	14 Crabtree Close Derby DE22 2SW	Two storey side extension and single storey rear extensions to dwelling house (living space, utility, bathroom, store and enlargement of bedroom)	Approval	31/01/2019
18/01885/DEM	Demolition - Prior Notification	Former Debenhams Store 17 - 24 Victoria Street Derby	Demolition of former department store	Approval	11/01/2019
18/01888/PNRH	Prior Approval - Householder	7 Saundersfoot Way Derby DE21 2RH	Single storey rear extension (projecting beyond the rear wall of the original house by 7.4m, maximum height 3.3m, height to eaves 2.8m) to dwelling house	Prior Approval Not Required	15/01/2019
18/01891/CAT	Works to Trees in a Conservation Area	4 The Poplars Derby DE22 2DX	Cutting back of Tree within Allestree Conservation Area	Raise No Objection	23/01/2019
18/01892/NONM	Non-Material Amendment	112 Belper Road Derby DE1 3EQ	Demolition of existing conservatory, and terrace. Erection of two storey rear extensions to dwelling house (basement level snug, garden room, circulation stair, kitchen, dining and study) installation of a new side window to study, formation of two terrace areas and installation of a new chimney - Non-Material amendment to previously approved application code No. DER/07/18/01129 to relocate proposed chimney and lower ground garden room window on rear extension, and inclusion of obscure glazed window in study	Approval	11/01/2019
19/00014/DISC	Compliance/Discharge of Condition	Prize Farm Oaklands Avenue Derby DE23 2QJ	Demolition of dwelling house and outbuildings and erection of two dwelling houses (Use Class C3) - Discharge of conditions 3, 4, 6 and 7 of previously approved permission DER/08/16/01004	Discharge of Conditions Complete	28/01/2019

