



Derby City Council

PLANNING CONTROL COMMITTEE
11 April 2019

ITEM 8

Report sponsor: Chief Planning Officer
Report author: Development Control Manager

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	03/04/2019
Other(s)	Ian Woodhead	03/04/2019

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

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1	1 - 15	18/01925/FUL	Site Of 37 Carlton Road, Derby	Demolition of existing dwelling and erection of nine apartments and one detached dwelling house (Use Class C3)	To grant planning permission with conditions.
2	16 - 28	19/00034/FUL	300 Uttoxeter New Road, Derby	Change of use from a dwelling house (Use Class C3) to a 10 bedroom house in multiple occupation (Sui Generis Use), including the installation of a new window and the creation of an enlarged frontage parking area, incorporating retaining walls.	To grant planning permission with conditions.
3	29 - 37	18/01848/OUT	Garage Court, Marks Close, Derby	Demolition of garage block. Erection of replacement garages with one apartment above	To grant planning permission with conditions.
4	38 - 45	19/00028/FUL	20 Vicarage Avenue Derby	Change of use from dwelling house (Use Class C3) to a nine bedroom house in multiple occupation (sui generis use)	To grant planning permission with conditions.
5	46 - 50	19/00059/FUL	46 Babington Lane Derby	Change of use from retail (Use Class A1) to office (Use Class B1)	To grant planning permission with conditions.
6	51 - 56	18/01788/FUL	37 Bass Street Derby	Change of use from a six bedroom house in multiple occupation to a seven bed house in multiple occupation (sui generis use)	To grant planning permission with conditions.

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Application No: 18/01925/FUL

Type: Full Planning Application

1. Application Details

1.1. Address: 37 Carlton Road, Derby

1.2. Ward: Abbey

1.3. Proposal:

Demolition of existing dwelling and erection of nine apartments and one detached dwelling house (Use Class C3)

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/18/01925/FUL>

Brief description

The application site covers an area of approximately 903 square metres occupying a prominent wedge-shaped corner plot at the junction of Carlton Road and Fairfield Road. At present the site is occupied by a detached dormer bungalow. The bungalow is situated fairly centrally within the plot and is surrounded by a reasonable sized garden containing a number of dilapidated garage/shed structures. The land levels within the site are fairly consistent and the site boundaries are defined by fencing. There is an existing vehicle access serving into the site from Fairfield Road.

The surrounding area is residential in character with nearby development generally comprised of Edwardian and Victorian housing stock. There are examples of detached, semi-detached and terraced dwellings within the immediate area. Nearby properties are typically two/two and a half storeys in height. Red brickwork, cream/white render and clay tiles roof tiles are the dominant building materials in the area. Many of the surrounding properties also have bay windows and decorative timber, brickwork and stone details.

The properties on the opposite side of Carlton Road are attractive two-storey semi-detached properties built in an arts and crafts style. They have timber detailing, herringbone brickwork and rendered panels at first floor, with exposed rafter details at eaves level. The houses to the north-east of the site (No. 33 and 35 Carlton Road) are earlier two and a half storey semi-detached properties. These larger properties have feature bay windows, stone window dressings and decorative timber work. The houses along Powell Street are generally Victorian terraced properties.

The Proposed Development:

The application seeks permission to demolish the existing bungalow at No. 37 Carlton Road and erect 9 No. 1-bed self-contained flats and a separate detached 3-bed dwelling.

The apartment building would address Carlton Road, it's footprint following the curve in the road. The bulk of the building would be two and a half storeys in height (measuring approx. 5.2m to the eaves and approx. 8.3m to ridge) with an attached single storey element. A communal car parking area would be provided to the rear of the site accessed via the existing dropped vehicular footway crossing off Fairfield Road. In total 9 parking spaces would be provided for the proposed apartment block (100% parking provision).

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The detached dwelling would be situated to the north of the plot, adjacent to No. 35 Carlton Road. It would be two-storeys in height measuring approx. 8m in overall height and approx. 4.7m to the eaves. The detached house would have a gabled roof with a two-storey bay on the front elevation. It would be served by a single parking space accessed via a newly created vehicle footway crossing from Carlton Road. A private garden area would be provided to the rear of the property.

Previous Application and Appeal

The application is a resubmission of planning application reference DER/01/16/00033. This earlier application was refused by Councillors at the Planning Control Committee meeting on the 31st January 2017 for the following reasons:

Reason for refusal - In the opinion of the local planning authority the proposal, by virtue of its layout and scale, would constitute inappropriate over-development of this prominent corner site and would be detrimental to the established layout of the area. The proposed highways alterations would also contribute to significantly reduced on-street parking for existing dwellings. As such, the proposal is contrary to saved policies GD4, GD5, H13, E23 and T4 of the adopted City of Derby Local Plan Review and policies CP3 and CP4 of the adopted Derby City Local Plan Part 1 - Core Strategy.

The applicant subsequently appealed against the refusal under appeal ref: APP/C1055/W/17/3172390. At the time of the Inspector's decision (14th July 2017) the supporting bat survey was out of date, having expired in May 2017. Due to the lack of an up to date bat survey the Inspector found significant conflict with Policy CP19 of the DCLP (Core Strategy) and ultimately the appeal was dismissed. However, the development is considered to be acceptable in all other respects. The Inspector concluded that the proposal would provide a high quality development, compliant with Policies CP3 and CP4 of the DCLP (Core Strategy) and Policy H13 of the Local Plan Review, along with having an acceptable effect upon highway safety and amenity, in accordance with Policy CP23 of the DCLP (Core Strategy) and Policy GD5 of the Local Plan Review.

A copy of Inspector's full report is attached for Member's information.

The design of the scheme remains unchanged from that considered under appeal reference APP/C1055/W/17/3172390 and the Inspector's decision is a material consideration in the determination of this application.

2. Relevant Planning History:

Application No:	01/16/00033	Type:	Full Planning Permission
Decision:	Refused	Date:	31/01/2017
Description:	Demolition of bungalow and outbuildings and erection of nine apartments and one dwelling house		

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Application No:	11/14/01515	Type:	Full Planning Permission
Decision:	Withdrawn Application	Date:	09/04/2015
Description:	Demolition of bungalow and outbuildings and erection of 9 apartments and 1 detached dwelling house		
Application No:	05/85/00519	Type:	Full Planning Permission
Decision:	Granted	Date:	29/05/1985
Description:	Extension to dwelling (kitchen and sun lounge)		
Application No:	03/85/00295	Type:	Outline Planning Permission
Decision:	Granted Conditionally	Date:	09/05/1985
Description:	Residential development (detached house & garage)		
Application No:	05/84/00584	Type:	Full Planning Permission
Decision:	Granted	Date:	05/06/1984
Description:	Erection of detached double garage		
Application No:	09/81/01290	Type:	Outline Planning Permission
Decision:	Granted conditionally	Date:	01/12/1981
Description:	Erection of 1 detached dwelling house		
Application No:	09/77/01190	Type:	Outline Planning Permission
Decision:	Granted conditionally	Date:	24/10/1977
Description:	Erection of dwelling house		

3. Publicity:

Neighbour Notification Letter - 9

Site Notice – Yes

Statutory Press Advert - Yes

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

4. Representations:

In total, 13 objection letters have been received and a petition containing 109 signatures

The issues raised within the objection letters/petition are summarised below:

- the scale/size of the development
- the development is too intensive for a suburban environment
- the development is inappropriate and unsympathetic for the location
- overlooking of surrounding properties

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- loss of light/overshadowing of neighbours
- overbearing issues
- light pollution and potential noise, privacy and security issues
- flooding issues
- lack of on-site parking/increase in on-street parking
- highway safety concerns
- increased congestion
- security concerns
- social problems
- noise pollution
- antisocial behaviour concerns
- concerns about a C3 use on the site
- loss of trees and vegetation
- loss of wildlife habitat
- environmentally unfriendly and unsustainable

The representations received include an objection letter from Derby Civic Society:

'Derby Civic Society strongly opposes the above application concerning the proposed erection of flats on the site of No. 37, Carlton Road, Derby. The following grounds constitute our objections:

- *The proposed development is in our opinion too intensive for a suburban environment of this nature, with the majority of surrounding dwellings being of Edwardian and later detached, semi-detached or large terraced types.*
- *A modern block of flats would cut across the grain of building in the area.*
- *The area is not fitted, especially on this relatively busy corner, to take increased cars, car parking and traffic.*
- *The potential for rowdiness and anti-social behaviour would appear to be high.*
- *A single dwelling, or two, at most, would seem to be the only viable way to develop the site.*

The Society believes that every effort should be made to ensure the maintenance of the general ambience of this part of the suburb and the general scale of buildings, and that this application, like its predecessor, is too intensive and likely to cause too many problems both with people and traffic. I would be glad if you would draw our objections to the attention of the committee at the relevant time.'

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5. Consultations:

5.1. Highways Development Control:

The following observations are primarily made on the basis of details shown on application drawing "DSA-14134-PL-AL-01-G".

In highways terms, the principle of the development has been established in respect of historic application 01/16/00033 which was granted on appeal; the Highway Authority cannot therefore make further comment upon the acceptability of development in this location.

Mindful of representations made by third parties; according to my records, within the past five years there have been no recorded Road Traffic Collisions at the junction of Carlton Road and Fairfield Road (three years being the usual period for consideration unless there is a cluster of accidents identified).

The location of bus stop on Carlton Road would not have a material effect upon the proposed development.

- Access to the apartment building.

It is noted that cycle and refuse storage is retained, and that the proposals show the use of a permeable surface.

I do however further recommend that the actual dropped footway crossing be widened by an additional two kerbs (1.8m) to prevent vehicle overrun and allow for 'slew' for vehicles manoeuvring into the site. This can be dealt with by appropriate condition.

Para 110e of the National Planning Framework Policy states that developments should "*be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*" The LPA may therefore wish to require that the developer make provision for the charging of an appropriate number of vehicles associated with the proposed development

- Access to the proposed single dwelling.

The footway fronting the access is approximately 2.3m in width. As existing the access has no dropped kerb, and I recommend that the highway dropped kerb serving this be constructed at 3.7m (4 dropped kerbs), this can be dealt with by appropriate condition.

It is noted that it is proposed to surface the hardstanding in permeable paving.

Recommendation:

The Highway Authority has no objections to the proposals, subject to the following suggested conditions:-

Condition 1:

The detached property hereby permitted shall not be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Condition 2:

No part of the apartment block hereby permitted shall be brought into use until the dropped footway crossing serving the rear parking area has been widened to the

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right (north) on egress by 2 kerbs (1.8m) in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: To protect the structural integrity of the highway and to allow for future maintenance.

Condition 3:

No part of the development hereby permitted shall be brought into use until the visibility splays of 2.4m x 23m to the right on egress are provided in respect of the Fairfield Road access. The area within the visibility splays referred to in this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height.

Condition 4:

No gates shall be erected at the access to the development from the public highway.

Reason: In the interests of Highway Safety

Condition 5:

No part of the development hereby permitted shall be brought into use until the parking areas are provided, with the parking bays clearly delineated, in accordance with approved plan "DSA-14134-PL-AL-01-G". The parking areas shall not be used for any purpose other than parking of vehicles.

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.

Condition 6:

No part of the development hereby permitted shall be brought into use until the parking area has been constructed with provision to prevent the discharge of surface water from the parking area to the public highway in accordance with approved plan "DSA-14134-PL-AL-01-G". The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing a danger to highway users.

Condition 7:

Unless otherwise agreed in writing by the Local Planning Authority, precise details of an on-site scheme to provide for electric vehicle charging shall be submitted and agreed in writing by the Local Planning Authority before the development is hereby permitted is brought into use. The agreed details shall be implemented and retained as such for the life of the development

Condition 8:

No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing "DSA-14134-PL-AL-01-G" has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

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5.2. Derbyshire Wildlife Trust:

A Nocturnal Bat Survey report letter compiled by RPS dated 19th October 2017 is submitted in support of the application. Previous assessments of the buildings undertaken in 2014 and 2015 concluded that one of the buildings had low potential to support roosting bats. A single dusk emergence survey carried out in May 2015 failed to record any roosting bats emerging from the building. An updated dusk emergence survey carried out on 19th September 2017 failed to record any bats emerging from the building.

Overall, we advise that the assessment that has been carried out for bats meets guidance within Circular 06/2005 and, as such, sufficient information regarding these protected species has been submitted to enable the Local Planning Authority to reach an informed decision in accordance with the guidelines and to discharge its duty in respect of the requirements of The Conservation of Habitats and Species Regulations 2017. In summary, no evidence of bats was recorded during the survey and we therefore advise that bats should not present a constraint to the proposed works.

The development provides opportunities to enhance the local bat and bird populations through the incorporation of bat roost features and bird nest boxes within the development. This would meet the objectives of the National Planning Policy Framework and policy CP19 Biodiversity of the Derby City Local Plan to achieve a net gain for biodiversity. This should be secured by a condition attached to any permission as follows;

“Prior to any construction works above foundation level, a scheme of biodiversity enhancement (namely the incorporation of bat roost features and bird boxes within the development) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and retained thereafter.”

The buildings, trees and shrubs on the site provide suitable nesting habitat for birds. We therefore recommend that a condition to secure the following is attached to any permission.

“No removal of trees or shrubs or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds’ nests immediately before works are commenced and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.”

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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
- CP6 Housing Delivery
- CP19 Biodiversity
- CP23 Delivering a Sustainable Transport Network

Saved CDLPR Policies

- GD3 Flood Protection
- GD4 Design and the Urban Environment
- GD5 Amenity
- H13 Residential Development – General Criteria
- E7 Protection of Habitats
- E9 Trees

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

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

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. Character and appearance of the surrounding area,

7.2. highway safety and amenity

7.3. biodiversity

7.4. Other Issues

7.1. Character and appearance

Within her assessment of the development the Planning Inspector noted that:

'...the design of both buildings has been through much iteration with the final scheme incorporating a single storey element, modern detailing and high quality architectural features from the opposing and adjacent dwellings. For example, the use of herringbone brick detailing, brick banding and bay windows would echo the character of existing buildings, whilst the use of feature glazing in the gables of the apartments would introduce a contemporary twist. Additionally, the height of the buildings would be of a similar context to those surrounding, being predominantly two storeys. The apartment building would be sited to follow existing building lines, and would create a solid and high quality built form that would pleasingly address the corner. The inclusion of landscaping to the front would assist the scheme to assimilate to its surroundings.'

'Whilst the scale of the buildings would occupy a much larger footprint than the existing bungalow, I do not consider that this would have an adverse impact upon the character and appearance of the area. The plot is of a significant size that would easily accommodate a larger built form to address this wide and sweeping corner. Indeed, it would efficiently use the land to provide alternative apartment accommodation to contribute to the creation of vibrant and mixed communities. Additionally, the site would provide a private garden for the detached dwelling, and amenity space and off-street parking for the apartments.'

'Consequently, I find that the proposal would have an acceptable effect upon the character and appearance of the surrounding area, providing a high quality and sympathetic development, compliant with Policies CP3 and CP4 of the CS which seek high quality design that will make a positive contribution towards the character, distinctiveness and identity of this neighbourhood of Derby; and Policy H13 of the LP, that seeks a satisfactory form of development and relationship to nearby properties, facilitating higher densities.'

There have been no changes to the scheme considered by the Inspector during appeal ref: APP/C1055/W/17/3172390. In view of this the proposed development is

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considered to comply with saved policies GD4, E23 and H13 of the Local Plan Review and policies CP3 and CP4 of the DCLP (Core Strategy).

7.2. Highway safety and amenity

The Inspector's report stated that

'...parking for the apartments would be provided off-street to the rear of the site, with the detached dwelling having its own off-street car parking space to the side. The access point for the car parking area would use the existing access for the bungalow and the level of vehicle and cycle parking would be sufficient and well-integrated based on the comments from the LPA's Highway Authority. Furthermore, I note that the site has access to bus routes and the Highway Code gives advice to deter parking near corners.'

The Inspector concludes that

'...the proposal would have minimal effect upon on-street parking for existing dwellings, and accordingly has an acceptable effect upon highway safety and amenity, in accordance with Policy CP23 of the CS, in so far as the proposal would have viable travel choices and effective, efficient and sustainable transport networks which meet the needs of residents; and Policy GD5 of the LP which seeks to avoid loss of amenity in relation to traffic generation, access and car parking.'

The site access, parking numbers and parking layout remain unchanged from the scheme considered by the Inspector during appeal ref: APP/C1055/W/17/3172390. The Highways Officer has reviewed the submitted information and, subject to conditions, raises no objections to the proposal in terms of parking levels, access or highway safety more generally. Accordingly I am satisfied that the development would comply with policy CP23 of the DCLP (Core Strategy). The development is also considered to be acceptable in terms of its impact on neighbour amenity more generally and would comply with policy GD5 of the Local Plan Review.

7.3. Biodiversity

At the time of the Inspector's decision (dated 14th July 2017) the supporting bat survey was out of date, having expired in May 2017. As a result the Inspector found significant conflict with Policy CP19 of the CS and the appeal was dismissed. To address this point a new nocturnal survey was completed in 2017, the results of which have been submitted with the application.

The bat report and additional survey work have been assessed by our specialist consultee, Derbyshire Wildlife Trust. The Trust have advised that the assessment that has been carried out for bats now meets the guidance within Circular 06/2005 and, as such, sufficient information has been submitted regarding protected species to enable the Local Planning Authority to reach an informed decision and discharge its duty in respect of The Conservation of Habitats and Species Regulations 2017.

No evidence of bats was recorded during the survey and therefore it can be concluded that bats should not present a constraint to the proposed works. In view of this and, subject to conditions controlling details of wildlife enhancement and restricting the removal of trees/vegetation within the bird nesting season, I am

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satisfied that the development would comply with policy CP19 of the DCLP (Core Strategy).

7.4. Other Issues

A number of the objection letters/emails raise concerns about the proposed C3 Use Class. Use Class C3 covers dwellinghouses and apartments where residents are living together as a single household. Although the development would clearly intensify the residential use of the site, no change of use would occur as the existing dwelling on the site would fall within use Class C3.

Conclusion

Although the earlier appeal on the site was ultimately dismissed, the single issue conflict with Policy CP19 (Biodiversity) of the DCLP has now been addressed through the submission of updated survey work. Accordingly I am satisfied that the development is now acceptable in terms of its impact on protected species and would comply with the guidance contained within The Conservation of Habitats and Species Regulations 2017. Moreover, as the scheme remains unchanged from that considered under appeal reference APP/C1055/W/17/3172390 and the Inspector considered the development to be acceptable in all other respects, I see no substantive reason to withhold planning permission.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed development would provide new residential accommodation in a highly sustainable residential area with good access to services, amenities and public transport links. The proposal would provide a high quality development, compliant with Policies CP3 and CP4 of the Core Strategy and Policy H13 of the Local Plan Review, along with having an acceptable effect upon highway safety and amenity, in accordance with Policy CP23 of the Core Strategy and Policy GD5 of the Local Plan Review. Following submission of an updated bat report and further survey work the Local Planning Authority is satisfied that sufficient information has been submitted to reach an informed decision in respect of these protected species and to discharge its duty in respect of the requirements of The Conservation of Habitats and Species Regulations 2017.

8.3. Conditions:

General/Time Limit Conditions

1. Standard time limit condition

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.

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2. Approved plans condition
Drawing No. DSA-14134-PL-AL-01-G
Drawing No. DSA-14134-PL-AL-02-D
Reason: For the avoidance of doubt.

Pre-commencement Conditions

3. Condition requiring approval of external materials of construction and subsequent implementation of approved details.
Reason: To preserve and enhance the character and appearance 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.
4. Condition controlling details of finished floor levels for the development and subsequent implementation of approved details.
Reason: To ensure a satisfactory 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.

Pre-occupation Conditions

5. Condition requiring the approval of a landscaping scheme for the development and subsequent implementation of approved details.
Reason: To preserve and enhance the character and appearance 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
6. Condition requiring the approval of boundary treatment and subsequent implementation of approved details.
Reason: To preserve the amenity of neighbours 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.
7. Condition requiring the provision of a new dropped vehicular footway crossing and subsequent implementation of approved details.
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
8. Condition requiring the widening of the existing dropped footway crossing and subsequent implementation of approved details.

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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.

9. Condition requiring the provision of parking area

Reason: To ensure a satisfactory 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.

10. Condition controlling surfacing materials.

Reason: To reduce deleterious material being deposited on the public highway and to promote sustainable drainage 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.

11. Condition controlling measures to prevent the discharge of water onto the public highway.

Reason: To reduce deleterious material being deposited on the public highway and to promote sustainable drainage and to accord with the adopted policies of the Derby.

12. Condition controlling security measures, including a lighting scheme for the site.

Reason: To ensure a satisfactory 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.

13. Condition requiring the submission of a biodiversity enhancement scheme for the site and subsequent implementation of approved scheme

Reason: To promote ecological enhancement of 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.

14. Condition controlling details of electric car charging points

Reason: To promote more sustainable modes of transport 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.

Management Conditions

15. Condition requiring the provision of cycle and bin storage within the site.

Reason: To promote sustainable modes of transport, to ensure a satisfactory 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.

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16. Condition requiring the provision/maintenance of 2.4m by 23m visibility splays at the Fairfield Road access.

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.

17. Condition restricting the use of gates at the access

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.

18. Standard tree protection conditions.

Reason: To protect retained trees around 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.

19. Condition restricting the removal of trees/vegetation within the bird nesting/breeding season

Reason: To ensure protected species are not harmed 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.

8.4. Informative Notes:

1. The development makes it necessary to construct and alter vehicular crossings over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact StreetPride at Derby City Council to apply for a vehicle access under Section 184 of the Highways Act 1980 (as amended) to arrange for these works to be carried out. Contact maintenance.highways@derby.gov.uk tel 03332 006981
2. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
3. The consent granted will result in the construction of new buildings 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 with the number of the approved planning application and plans clearly showing plot numbers, location in relation to existing land and property, and the placement of front doors or primary access on each plot.

8.5. S106 requirements where appropriate:

None

8.6. Application timescale:

The target timeframe for determination of this application expires on 17th April 2019.

Committee Report Item No: 1

Application No: 18/01925/FUL

Type: Full Planning Application



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Ordnance Survey 100024913

Committee Report Item No: 2

Application No: 19/00034/FUL

Type: Full Planning Application

1. Application Details

1.1. Address: 300 Uttoxeter New Road, Derby.

1.2. Ward: Abbey

1.3. Proposal:

Change of use from a dwelling house (Use Class C3) to a 10 bedroom house in multiple occupation (Sui Generis Use), including the installation of a new window and the creation of an enlarged frontage parking area, incorporating retaining walls.

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/00034/FUL>

The Site and Surroundings

The site comprises an imposing, semi-detached dwelling set at a raised level fronting Uttoxeter New Road. The other half of the semi is accessed from Trowels Lane. The front sloping garden has a mature tree and shrubs. There is significant vegetation on the site boundaries and also on the frontage of the adjoining dwelling (no.2).

The building currently comprises 3 floors and a basement, with 4 double bedrooms split over the top 2 floors. There are existing dormer windows at the second floor level and numerous existing windows on the side (north) elevation.

There is a vehicular access from Uttoxeter New Road, serving a small parking area (which formerly had a single garage), which is set at street level, with retaining structures. There is currently no ability for cars to manoeuvre on site.

The site fronts Uttoxeter New Road, a main arterial route (A516). The surrounding area is predominantly residential. However, there are a number of commercial uses in the vicinity. These include the Bemrose School (opposite), the Montessori School (no. 296), Rowditch Business Centre (no. 282) and Alt Design offices (No. 278).

The Proposal

This application seeks to change the use of the existing vacant dwelling house (use class C3) to a 10 bedroom house in multiple occupation (sui generis use). The proposal would include the creation of the following accommodation:

- Basement – communal kitchen.
- Ground Floor – Entrance hall and 4 bedrooms (all en-suite).
- First floor – 4 bedrooms (2 en-suite) and 1 shared bathroom.
- Second floor – 2 bedrooms, 1 shared bathroom and a communal kitchen.

The only external alterations to the building comprise a replacement side ground floor window (to a proposed ground floor bedroom). This would replace the existing modern window with a traditional sash-style window with stone surrounds, to match the existing windows.

The proposal - as amended - also includes the creation of an enlarged frontage parking area, incorporating retaining walls. In detail, this would include the following:

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- Widened vehicle entrance, with aco drain.
- Excavation of front garden area, to create street-level forecourt.
- Lowering of front wall and gate pillar.
- 4 parking spaces, manoeuvring area and bin storage area.
- Retaining structures and boundary wall.
- Stepped access to dwelling level.

2. Relevant Planning History:

No previous applications.

3. Publicity:

Neighbour Notification Letters - 9

Site Notice - Yes

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

4. Representations:

Two representations have been received. The former (from a resident who does not adjoin the site) includes general comments about HIMOs, as follows:

- Proposed scheme does not integrate with the established community.
- Alleged that there are existing, unresolved neighbourhood problems associated with HIMOs, which have allegedly created public health, pedestrian and highway safety hazards. General HIMO concerns regarding a lack of definition of responsibilities and liabilities between HIMO landlords and tenants. Proposal will exacerbate existing problems.
- Proposed cycle storage building is not structurally safe, secure or adequate for proposed purpose.
- The proposed vehicle entry/exit is dangerous, with additional traffic/pedestrian risks to the busy dual carriageway/bus lane.
- The proposed retaining walls do not address safety/privacy. The new construction must provide an attractive and complimentary appearance.
- The existing trees and hedges provide screening and a link to the wider environment. Their retention and enhancement is required, to avoid an incremental loss of green infrastructure.
- Parking demand will be in excess of the proposed 5 spaces, which will impact on neighbourhood street parking. General concerns about an increase in demand and the need to manage designated parking restrictions on Trowels Lane.

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Type: Full Planning Application

The adjoining neighbours comment as follows:

“My concern is the area of proposed additional parking where the retaining wall will be erected, as currently there are only scattered bushes separating the boundary meaning there will be a considerable drop in height and therefore making it a safety hazard. I would suggest a larger wall built and the hedging removed making the border safe and secure for when my young grandchildren stay and play in the garden”.

Cllr Afzal has made the following comments:

“I am writing in reference to 300 Uttoxeter New Road, application reference number 19/00034/FUL.

I would like this matter to be referred to planning control committee. My reasons for this are that we have a high density of this type of accommodation in this area. Such accommodation is having a negative impact on the street scene in the area. There is a high proliferation of issues such as bins on streets; lack of larger type accommodation for families and high density housing type.

I would like there to be a discussion at the committee to ensure there is consideration of this application within the wider context of applying planning policy in the area”.

Cllr Hezelgrave has endorsed the above comments.

5. Consultations:

5.1. Highways Development Control:

Recommendation:

The Highway Authority has No Objection to the proposals, subject to suggested conditions.

Observations:

These observations are made on the basis of details shown on revised drawing “18022-P-005 RevA”, and the email from the applicant’s agent dated 20 February 2019.

The agent has revised the plans to take account of the concerns raised by the Highway Authority in its response of 13/02/2019:

- “A reduction in the number of parking spaces to four
- A reduction in the height of the wall fronting the site to no greater than 900mm above the adjacent footway level.
- Widen the site access to a minimum of 5.0 metres.
- Increase the width of the footway crossing to 7.3m
- Provide suitable measures to prevent surface water washing out of the site across the adjacent highway footway.”

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Type: Full Planning Application

The Highway Authority is therefore of the view that the proposals would not be likely to have an unacceptable impact on highway safety, or lead to a severe impact upon the adjacent highway network.

Recommendation:

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

Condition 1: No part of the development hereby permitted shall be brought into use until the drive and parking/turning area has been surfaced in a hard bound material (not loose gravel) behind the Highway boundary, with the parking bays clearly delineated in accordance with the approved plan. The surfaced drive and parking/turning area shall then be maintained in such hard bound material for the life of the development, and shall not be used for any purpose other than the parking and turning of vehicles.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and 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.

Condition 2: No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority, in accordance with the approved plan.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway.

Condition 3: No part of the development hereby permitted shall be brought into use until the parking area has been constructed with provision to prevent the discharge of surface water from the parking area to the public highway in accordance with approved plan. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing a danger to highway users.

Condition 4: No gates shall be erected at the access to the development from the public highway.

Reason: In the interest of highway safety.

Condition 5: No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on the approved plan has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

Notes To Applicant

N1. The development makes it necessary to improve a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact

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Type: Full Planning Application

StreetPride at Derby City Council to apply for a vehicle access under Section 184 of the Highways Act 1980 (as amended) to arrange for these works to be carried out. Contact maintenance.highways@derby.gov.uk tel 03332 006981

- N2. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
- N3. The consent granted will result in alterations to a building which will need renumbering. 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 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 front doors or primary access.

5.2 DCC – Housing Standards

Initial Comments:

In review of the plans submitted, I wish to make the following comments:

1. Bedroom 2 is detailed as being 8.7sqm on the plans; however it is assumed this takes into account the 'corridor' style area of the room, in addition to the split bay window floor area which results in this room having a significantly reduced 'useable' floor area. In addition, it is unclear how the layout of the room in regards to the split bay window will result in adequate natural light and reasonable outlook/view for this room. This room should be reconfigured to achieve both suitable light into the room and a useable floor area of 8sqm.
2. In a similar scenario to Point 1 above regarding bedroom 2, it is noted that the layout to bedroom 10 will also appear to reduce the suitability of natural light into the room and any reasonable outlook/view. It should be noted that where there is no suitable view to the outside, this can lead to feelings of isolation and are therefore is not an ideal situation in a House in Multiple Occupation (HMO) bedroom setting in which occupants are likely to spend significant proportions of their time.
3. It is noted that the floorplan details the floor area of Bedroom 9 as being 6.8sqm (excluding any area where the height is less than 1.5m). Derby City Council Standards of Amenity would expect the room to provide a floor area of at least 8sqm in a HMO of this type (excluding any en-suites). Bedroom 10 is also listed as being 7.3sqm and therefore it should be considered whether any reconfiguration can be undertaken to achieve this standard.

Further Comments of clarification, made following discussions with the applicant:

A large proportion of the rooms and the amenities provided would be deemed acceptable and a HIMO licence would be highly likely to be granted; however there may be some restrictions imposed on the licence dependant on the opinion of the officer at that time.

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
- 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

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

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 the amenities of the surrounding area, due to the intensified residential use of the property

7.1. The principle of the proposed development

The proposal comprises the conversion of an existing 4-bed single dwelling, to create a 10-bedroom HIMO. Concerns have been raised by a local resident regarding the principle of further HIMOs in the locality. It is alleged that the proposed scheme would not integrate with the established community. It is also alleged that other HIMOs have created neighbourhood problems, including public health and highway safety hazards and that the proposal will exacerbate existing problems. Ward Members are also concerned at the wider context of applying planning policy in the area, as it is suggested that high density HIMO accommodation is having a negative impact on the street scene.

The proposal must be assessed on its own particular merits and a detailed consideration is carried out below. The proposal should not be stigmatised by more generalised objections, as they are difficult to sustain. For example, there is no evidence that this particular proposal will cause public health problems or increase anti-social behaviour. How the landlord manages the property is not a material planning matter, although it is acknowledged that this particular management company (Harvey Property Solutions) carries out refurbishments to a high specification and provides quality, affordable housing.

Research of the planning history of Trowels Lane shows that there have only been 2 planning permissions for changes from dwellings to either flats or HIMOs. No. 29 was converted to 9 flats (ref: 74/00493) and no. 72 was converted to an HIMO (ref: 15/01499). Although it is possible that other houses have been converted to small, 6-person HIMOs (Use Class C4), which do not require permission, there is no evidence of large scale changes in the vicinity of the application site. Trowels Lane still retains the appearance and character of a normal residential road.

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 has been amended to show four parking spaces, which are accessed via a widened drive from Uttoxeter New Road. The amended plans show sufficient space for the turning of the associated vehicles. Uttoxeter New Road has no-waiting restrictions. The adjoining Trowels Lane has a residents parking zone.

Highways Officers have stated that the site is in an accessible and sustainable location; with easy access to local shops and services. There are alternative modes of transport available rather than private car use. The Derby Royal Hospital, a main local employer, is within easy walking distance.

Highways advise that new parking permits would not be issued and they consider that any parking at the site would be self-policing. Consequently, the proposal is

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unlikely to have a severe impact upon the adjacent highway network. Subject to the imposition of conditions, no highways objections are raised to the proposals.

7.3. Design/visual appearance

The proposed external alterations to the building are minimal. The only proposed change being the replacement of the side ground floor window with a smaller window, of proportions to match the other original historic windows. This alteration would not be visible from the street scene and would not have a detrimental visual impact.

The main physical alterations are connected with the provision of an enlarged parking area on the property frontage. These works involve excavating the existing sloping front garden, to provide street-level parking and the provision of appropriate retaining structures. The proposed frontage parking area will necessitate the removal of some shrubs and a mature tree from the existing sloping front garden.

The site frontage is currently well screened by vegetation, primarily on the boundaries and on the adjoining sites. In particular there are tall mature trees on the frontage of no. 2 and on the boundary with no. 296. This vegetation mitigates direct views of the property and will similarly reduce the visual impact of the proposed parking area. The existing front wall and stone gate pillar are to be retained, albeit at a lower level and with a widened drive, to meet the Highways requirements. This will help to maintain the continuity of the frontage. There is a proposed space for bin storage within the site. The proposed frontage would have a similar appearance to that at the adjoining property (no. 296).

Subject to some replacement planting, it is considered that the proposal would be acceptable and would not have an overriding adverse impact on the visual amenities of the surrounding area.

7.4 Creation of a high quality living environment

The property was previously a large 4-bed house, with bedrooms over 2 floors. The proposed rooms are of adequate size with the majority having en-suite bathrooms. There are 2 large communal kitchens proposed. Whilst there would be a greater number of occupants than previously, there is adequate space with some outdoor amenity space. Housing Standards have raised some concerns regarding the internal layout. These have been addressed by the applicant and Housing Standards confirm that a HIMO licence would be highly likely to be granted. Light and privacy are adequate and there would be 4 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 on a main public transport route and close to major employers, such that the minimal parking need not compromise the quality of the living environment in this location.

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7.5 Impact upon the amenities of the surrounding area, due to the intensified residential use of the property

This property is a substantial dwelling, with 4 double bedrooms. It must be appreciated that the house could change to a 6-person small HIMO under permitted development rights. Therefore, the main issue is whether the additional occupation would unacceptably affect the amenities of nearby residential properties.

The historic use of the wider site was for one semi-detached building. This has already been sub-divided and extended, to result in 4 individual properties on the wider site (including nos. 2a and 2b Trowels Lane). It is therefore considered that the proposed HIMO would be compatible with the surrounding dense urban area. There are no additional windows proposed, which might introduce overlooking. Similarly there would not be any external changes that would cause loss of light or overbearing effects of massing.

There may be some additional residential noise and activity as a result of proposed change. However, the site fronts a busy main road and there are a number of other commercial uses along Uttoxeter New Road. The greatest impact of increased traffic movements and other activities would be on the main road (which has a greatest amount of commercial uses) and would have minimal impact on the Trowels Lane residents.

As set out above, there is no evidence of large scale changes to former dwellings in the vicinity of the application site. Particularly, Trowels Lane still retains the appearance and character of a normal residential road. In all the circumstances, it is considered that the proposed change of use would not have a detrimental impact on the amenities of the surrounding area.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

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, as amended, would not cause any severe highway impact. The more intensive use of the vacant building would create a satisfactory quality living environment and would not have any overriding impact on residential amenity. 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:

1. Standard time limit condition and reason
2. Standard plans list condition and reason
3. This permission is for the property to be used as a House in Multiple Occupation for up to 10 persons only.

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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.

4. Following the replacement of the side window, the adjoining 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. No part of the development hereby permitted shall be brought into use until the drive and parking/turning area has been surfaced in a hard bound material (not loose gravel) behind the Highway boundary, with the parking bays clearly delineated in accordance with the approved plan. The surfaced drive and parking/turning area shall then be maintained in such hard bound material for the life of the development, and shall not be used for any purpose other than the parking and turning of vehicles.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and 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.

6. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority, in accordance with the approved plan.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway.

7. No part of the development hereby permitted shall be brought into use until the parking area has been constructed with provision to prevent the discharge of surface water from the parking area to the public highway in accordance with approved plan. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing a danger to highway users.

8. No gates shall be erected at the access to the development from the public highway.

Reason: In the interest of highway safety.

9. No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on the approved plan has been provided. That

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area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

10. The development hereby permitted shall not be brought into use until full details of the proposed retaining structures and boundary walls and gate pillar have been submitted to and approved by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

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.

11. The development hereby permitted shall not be brought into use until full details of replacement tree and shrub planting for the front garden area have been submitted to and approved 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.

12. The planting proposals approved under Condition 11 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 council. 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.

8.4. Informative Notes:

- The development makes it necessary to improve a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact StreetPride at Derby City Council to apply for a vehicle access under Section 184 of the Highways Act 1980 (as amended) to arrange for these works to be carried out. Contact maintenance.highways@derby.gov.uk tel 03332 006981
- It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

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- The consent granted will result in alterations to a building which will need renumbering. 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 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 front doors or primary access.
- The property must comply with the Council's minimum housing amenity standards and the Lacors Fire Guidance.

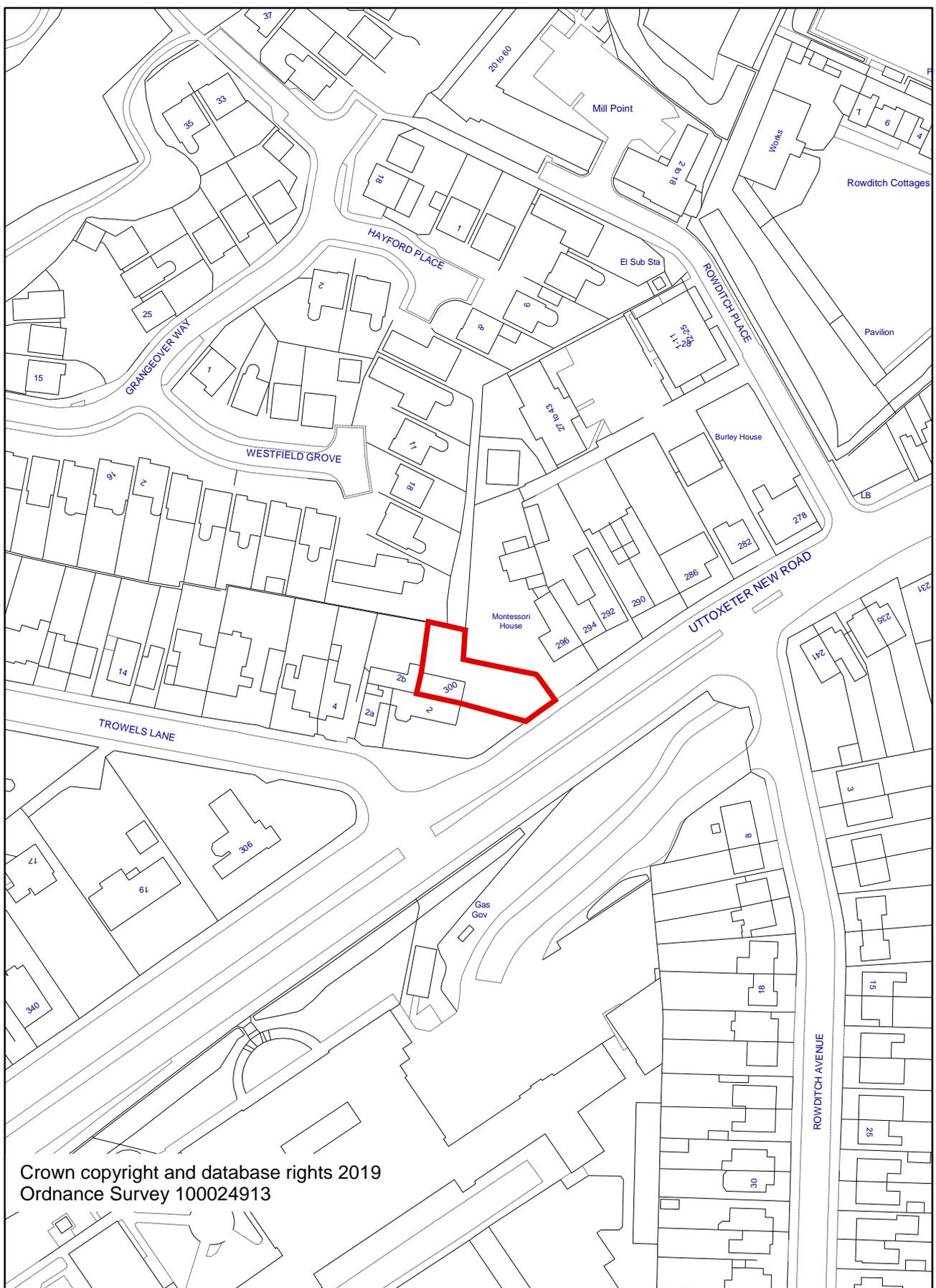
8.5. Application timescale:

The determination deadline was 25/2/2019. This has been passed as the application was called-into Committee. An extension of time has been agreed until 19/4/2019.

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Application No: 19/00034/FUL

Type: Full Planning Application



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Committee Report Item No: 3

Application No: 18/01848/OUT

Type: Outline (with access)

1. Application Details

1.1. Address: Garage Court, Marks Close, Derby.

1.2. Ward: Blagreaves

1.3. Proposal:

Demolition of garage block. Erection of replacement garages with one apartment above.

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/18/01848/OUT>

Brief description

The application is for demolition of garage block and erection of replacement garages with one apartment above at a garage court off Marks Close, Sunnyhill, Derby.

This application is submitted in Outline with access being the only reserved matter to be considered.

The site is located to the rear of properties along Marks Close, Sundown Avenue and Stenson Road and currently forms a backland parking and garaging area, accessed off Marks Close. The site is currently comprised of a row of garages to the east and a row opposite on the west. The row opposite on the west is not subject to this application.

It is noted that neighbouring 358b Stenson Road can be accessed via the existing private road with access to the north east corner of the site. This arrangement has clearly been in place for a substantial period of time.

This application is submitted further to refusal of previous application DER/11/17/01462 for Demolition of garage block. Erection of replacement garages with two apartments above, which had been refused for the following reason:

The proposal represents an undesirable form of tandem development, being situated behind existing dwellings at 7 and 9 St. Marks Close and 358b Stenson Road, resulting in an unacceptable level of massing and overbearing impact on those surrounding residential properties, by reason of the proposed two storey scale and siting of the development close to the shared boundary. Accordingly the proposal is contrary to saved policies GD5 and H13 of the City of Derby Local Plan Review and the over-arching guidance in the National Planning Policy Framework.

The revised proposal would include the demolition of the existing block of 9 garages with the erection of a replacement garage block of 6 garages with one apartment above. Indicative plans have been submitted to show the development with 6 garages at ground floor level and one bed unit above part of the garage block. All details of the design, siting and form of the building would be agreed as part of a reserved matters application.

The revised scheme indicates the reduction of the development from two apartments to one. Although full design details are not to be considered at this outline stage,

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officers acknowledge that the indicative plans which have been submitted, in order to demonstrate a possible layout, which would be 11 metres from the rear elevations of 7 and 9 Marks Close to the south.

In regards to highway arrangements the existing access to the site shall be utilised and would remain unaltered.

An amendment to the indicative plans has been submitted during course of the application by way of shortening of the building length, with a chamfered edge to the corner in order to ease access to 358b Stenson Road in response to neighbour objections. Again, this detail would be agreed as part of a reserved matters application.

Please note that all dimensions are approximate.

2. Relevant Planning History:

Application No:	DER/11/17/01462	Type:	Outline application
Decision:	Refused	Date:	03/08/2018
Description:	Demolition of garage block. Erection of replacement garages with two apartments above.		

3. Publicity:

Neighbour Notification Letter 11

Site Notice 12/12/2018

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

4. Representations:

18 third party letters of objection

2 Councillor objections

The following matters are to be addressed within the officer report and consultee comments:

- Restricted manoeuvrability for vehicles, limited access, dispelling vehicles onto the road
- Access inadequate to manoeuvre emergency vehicles
- Increased traffic
- Size of site inadequate for residential development.
- Out of scale and character.
- Overshadowing/massing.
- Bin storage.

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- Loss of privacy/overlooking-
- Loss of light.
- Noise and disturbance to neighbours from construction works

The following matters are not material considerations:

- Loss of value to properties.
- Impact on access to business at 358b during construction works.

5. Consultations:

5.1. Highways Development Control:

Comments:

These observations are primarily based upon details shown on outline plan “17-139-08-02 Rev B”. It appears that in highways terms there are no material differences between the previously submitted drawings and those currently considered.

As previously stated, the application is Outline with all matters reserved except for access. The site is served by a private drive which is approximately 3.8m wide, is surfaced in a broken granular material and has an existing dropped footway crossing approximately 3.6m in width. The footway fronting the site is approximately 2.0m in width. Whilst the driveway and dropped footway crossing serving the site of substandard width; as existing they have a shared use in connection with the existing garages and in highway terms; the proposals would not be likely to lead to a significant increase in vehicular movements. It should be noted that the proposed dwelling is in excess of 15m from the adjacent highway and is therefore over the distance where collectors would enter the site in order to collect refuse. It would however be appropriate for the Highway Authority to see improvement of the access by means of a condition requiring the access to be surfaced for a short distance in order to prevent gravel and material being pulled out onto the highway by manoeuvring vehicles.

Mindful of the observations of third parties shown on the Local Planning Authority website; Highway Authority advice is that the LPA may wish to consult further with the Emergency Services, in particular Derbyshire Fire and Rescue in respect of the suitability of the access for their vehicles; however this may also be an issue which would be determined through the Building Regulations process. By plan measure, from the indicative layout plan; it appears that sufficient space exists within the layout for vehicles associated with the site to be able to turn; however the layout is not being determined at this stage, merely the principle of development.

Recommendation:

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

Condition: No part of the development hereby permitted shall be brought into use until the driveway serving the site surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary, in accordance with details to be submitted to and approved in writing by the Local Planning

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Authority. The surfaced drive shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).

5.2. Derbyshire Wildlife Trust:

The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development. It is understood that there are proposals to demolish an existing garage block and provide replacement garages with apartments above. The planning application is supported by an ecology report produced by Baker Consultants dated 24th April 2018 (ref: 994_rep_ca). The report provides details of a daytime bat survey undertaken by a licensed ecologist on 28th March 2018. No evidence of bats or nesting birds was identified and the garage block is assessed as having negligible potential to support roosting bats. It is considered that sufficient survey work has been undertaken in support of the application for it to be determined. The Local Planning Authority is able to discharge its duties in respect of the Habitats Regulations 2017 (as amended).

As the report suggests, the development provides the opportunity to incorporate features for nesting birds and roosting bats in order to achieve a biodiversity gain. We support this recommendation. Paragraph 175d of the NPPF states “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity”. If the Council are minded to grant planning permission for the proposed development then it is recommended that opportunities to enhance biodiversity within the development are incorporated. This could include the installation of integral bat and bird boxes within the new development. A condition should be attached that states

- Prior to the commencement of the development, a scheme of biodiversity enhancement (namely the incorporation of integral bat roosting and bird nesting boxes) shall be submitted to and approved in writing by the Local Planning Authority. Such approved measures should be implemented in full and maintained thereafter”.

I hope that this response is useful. If you have any queries, please do not hesitate to contact me.

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.

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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
- 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

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

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

7.5 Impact on wildlife

7.1. Principle of the proposal

The site of the proposal is not allocated for any particular use in the Derby City Local Plan – Part 1 (DCLP).

Policy CP6 encourages the regeneration of brownfield sites for residential uses however; this must be viewed in relation to saved policy H13 of the City of Derby

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Local Plan Review (CDLPR), which requires that a satisfactory relationship to nearby properties should be created, including there being no adverse effects caused by 'backland' or 'tandem' proposals.

7.2. Impact on visual amenities

In regards to visual amenity, details relating to appearance, layout and scale of the proposed development are to be considered at reserved matters stage. The proposal is to be no more than two storeys in height in part and the rest single storey. The site is largely hidden to rear of residential properties and the development is therefore likely to have a limited visual impact on the surrounding area. Given this context and modest scale of the proposed development, Officers raise no objections in respect of compliance with Policies CP3 and CP4 of the Derby City Local Plan: Part 1 and saved policy H13 of the City of Derby Local Plan Review and the over-arching guidance in the National Planning Policy Framework

7.3. Impact on residential amenities

Saved Policy H13 (a) states that planning permission for residential development will only be granted provided the following objectives are met:

- a. A satisfactory form of development and relationship to nearby properties can be created, including there being no adverse effects caused by 'backland' or 'tandem' proposals;

The previous application, which included the erection of two apartments, had been refused due to its two storey scale and siting, likely to result in a detrimental massing and overbearing impact upon neighbouring residential properties, in particular 7 and 9 Marks Close, which are both dormer bungalows. These properties lie to the south and have short garden depths. Although details, relating to the appearance, scale and layout, of this development are not to be determined at this stage, it is acknowledged that drawing no. 17-139-08-10/B, has been submitted, in order to demonstrate a possible layout, which could position the second storey apartment some 10 metres from the shared boundary with neighbouring properties, 7 and 9 Marks Close, to the south. It is therefore accepted that level of massing and overbearing impact upon those surrounding residential properties would not be significant, subject to careful consideration in respect of siting scale and design of the development, at a future reserved matters stage.

Furthermore, a number of objections have been received in respect of overlooking and positioning of windows. Although the location of window openings is a reserved matter it is considered that the proposed apartment could be orientated such that windows are facing into the site and roof lights are positioned to avoid potential overlooking of neighbouring dwellings. It is however accepted that this application is submitted in Outline form only, therefore this level of detail is not being considered at this stage.

The revised scheme is therefore considered acceptable in respect of impacts on residential amenity as set out in saved policies GD5 and H13 of the City of Derby Local Plan Review and the over-arching guidance in the National Planning Policy Framework.

7.4. Impact on highways

It is noted that a number of residents have raised objection in regards to the ability of emergency vehicles to manoeuvre upon the site however, Highway Officers are satisfied that the existing access meets the minimum requirements, therefore no objections are raised to the use of the existing access from Marks Close in principle for the addition of a single apartment.

Furthermore it is also noted that neighbouring residents have raised objection to the possibility of an increase in vehicles parked upon the highway, as a result of reduced parking facilities on the site. However, the garages are in private use and it is matter for the landowner to determine if some of those garages are no longer required. The precise parking arrangement for the development is not being assessed at this Outline stage and would subject to a reserved matters application. Having said that, the proposed apartment would require only one designated parking space, which can be accommodated within the application site. Relevant levels of detail could be controlled by the use of appropriate conditions at this stage, which shall be included.

In conclusion it is accepted that the existing access would remain unaltered therefore no objections are raised in respect of highway implications at this stage. The highway impacts of the development are therefore considered acceptable in respect of Policy CP23 of the Derby City Local Plan: Part 1.

7.5 Impact on wildlife

The planning application is supported by an ecology report produced by Baker Consultants dated 24th April 2018 (ref: 994_rep_ca). The report provides details of a daytime bat survey undertaken by a licensed ecologist on 28th March 2018. No evidence of bats or nesting birds were identified and the garage block is assessed as having negligible potential to support roosting bats. It is considered that sufficient survey work has been undertaken in support of the application for it to be determined and Derbyshire Wildlife Trust (DWT) support these conclusions.

As the report suggests, the development provides the opportunity to incorporate features for nesting birds and roosting bats in order to achieve a biodiversity gain. DWT and Officers support this recommendation. The suggested condition, in relation the installation of integral bat and bird boxes within the new development shall be attached as appropriate.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed residential development is considered appropriate in principle in terms of its impacts on visual and residential amenity, ecology and highway safety, subject to recommended conditions.

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8.3. Conditions:

General Conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall begin not later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of the details of the siting, scale appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

3. 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 Occupation Conditions:

4. A scheme of biodiversity enhancement (namely the incorporation of integral bird nest and bat roosting boxes) shall be implemented on the building before the development is brought into use, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the work is begun.

Reason: To preserve and safeguard wildlife upon and surrounding 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.

5. No part of the development hereby permitted shall be brought into use until the driveway serving the site surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary, to the satisfaction of the Local Planning Authority. The surfaced drive shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway 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.

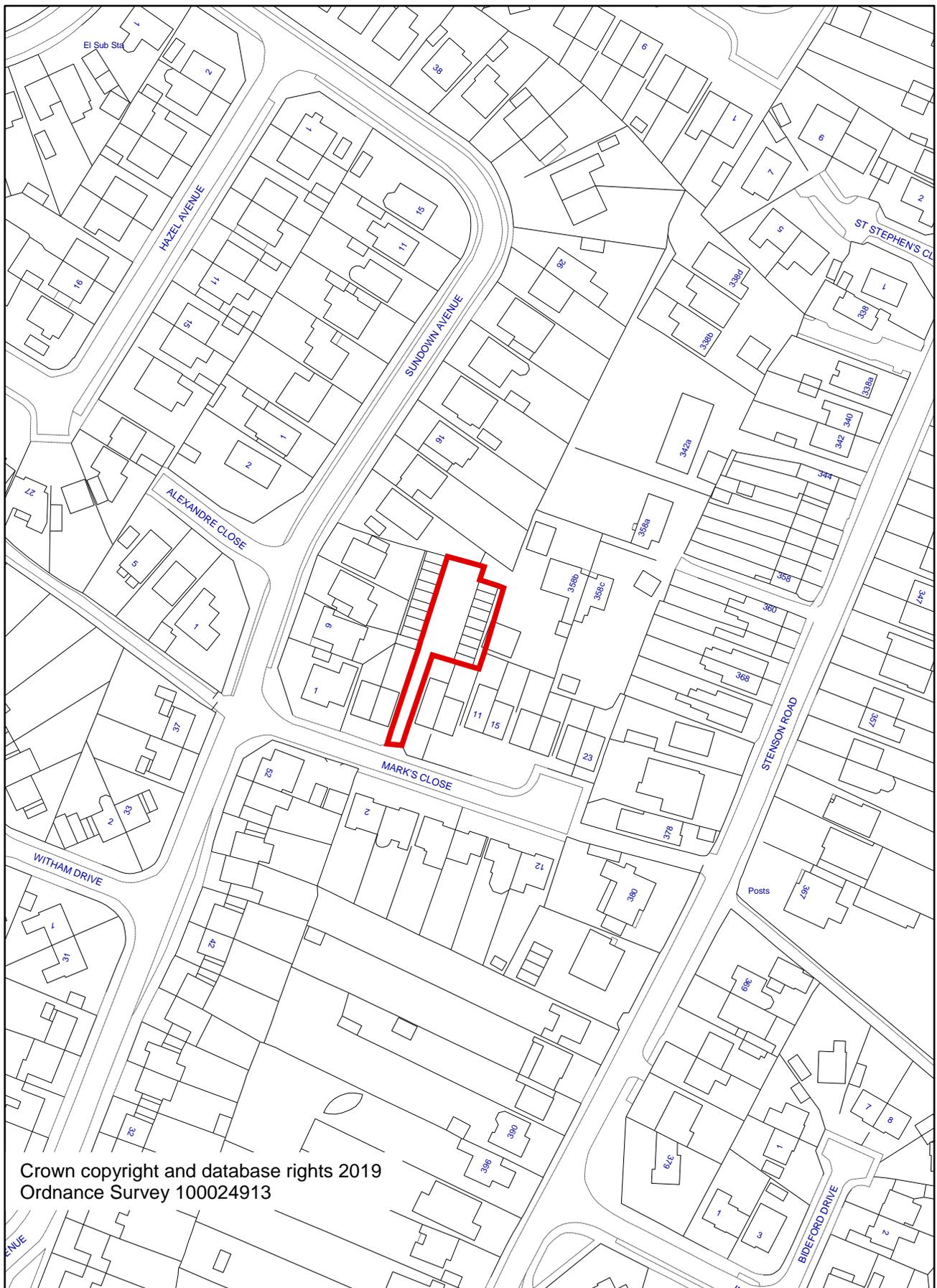
8.4. Application timescale:

The application expiry date has been extended by agreement until 16 April 2019.

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Application No: 18/01848/OUT

Type: Outline (with access)



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Ordnance Survey 100024913

Committee Report Item No: 4

Application No: 19/00028/FUL

Type: Full Planning Application

1. Application Details

1.1. Address: 20 Vicarage Avenue, Derby.

1.2. Ward: Arboretum Ward

1.3. Proposal:

Change of use from dwelling house (Use Class C3) to a nine bedroom House in Multiple Occupation (HIMO)

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/00028/FUL>

Brief description

20 Vicarage Avenue is a semi-detached period dwelling situated on the west side of the street. The area is predominantly residential with semi-detached houses, including design features such as large bay windows on the ground floor, sash-style windows and stone mullions. The two storey dwelling comprises three floors, with accommodation in the roof space.

The application form states that a HIMO license has been approved and the dwelling is currently occupied by six people in six bedrooms.

This application is for three bedrooms proposed on the ground floor, four bedrooms proposed on the first floor and two bedrooms proposed on the second floor in the roof space. No external changes or extensions are proposed to the dwelling.

Parking on Vicarage Avenue is typically on-street, with some dwellings to the south providing off-street parking spaces and associated dropped kerbs. There is no parking provision on the application site. Cycle storage for residents and bin store is proposed in the rear garden of the dwelling.

2. Relevant Planning History:

There are no applications relevant to the application property.

3. Publicity:

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

- 6 Neighbour Notification letters
- Site Notice posted on street furniture

4. Representations:

26 objections have been received as a result of the neighbour consultations and the following comments have been considered as part of the appraisal for this application:

- There will be an increase in traffic congestion

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Application No: 19/00028/FUL

Type: Full Planning Application

- Extra vehicles will restrict road access for existing residents
- The proposed accommodation is not sufficient in size to accommodate a further increase in occupancy.
- The proposal is out of character with the existing properties
- Extra occupancy is likely to lead to increased noise and disturbance
- There will be no parking provision left for the neighbours
- There are not sufficient amenities available to accommodate more occupants in the area
- The proposal would increase the amount of waste bins available
- Refuse vans and delivery vans will struggle to travel down Vicarage Avenue if there is an increase to on-street parking.
- The proposal would set an unreasonable precedence

5. Consultations:

5.1. Highways Development Control:

Recommendation:

The Highway Authority has no objections to the proposal, subject to suggested condition.

Observations:

Vicarage Avenue is within an area of high historic parking demand. At the time of the Case Officer visit (8.20hrs on a weekday) there were only limited parking on-street opportunities available fronting the site (there was further space available elsewhere along Vicarage Avenue).

As existing, the site is already a 6 bedroom house in multiple occupation. Such a use does not require planning approval. Therefore, in highways terms the existing use of the site does not have any material effect.

The 2011 Census Summary Report, (published by policy, research and 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 (three additional rooms) could attract around 2 additional vehicles to the vicinity.

Para 109 of the National Planning Framework Policy states that, “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”

The Highway Authority is of the opinion that it would not be possible to argue that in this location; (potentially) two additional vehicles would have a severe impact upon the highway network.

From the information submitted it does not appear that the applicant/developer is proposing for cycle parking to be provided. Developers should be encouraged to

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Type: Full Planning Application

make provision for sustainable trips to/from the site, especially in respect of developments which have no parking provision.

Recommendation:

The Highway Authority has No Objections to the proposals, subject to the following suggested condition.

Condition: No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be covered, and that area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel

5.2. Resources and Housing (HIMO):

Means of Escape

All bedrooms and the final exit door should have a new suitable lock/hatch which is capable of being operated from the inside without the use of a key to allow easy escape in the event of a fire.

Escape Route

All doors leading onto the escape route should provide at least 30 minutes protection from fire to provide a protected escape route out of a property in the event of a fire. All bedroom doors should be capable of being opened without the use of a key. i.e a thumb turn lock on the inside.

If escape from any room involves passing through a high risk room (kitchen, living room or bedroom), a secondary means of escape in the form of an escape window should be provided.

Early Warning from Fire

Your attention is drawn to the Lacors fire safety guidance which recommends a suitable alarm system for this type of dwelling which can be downloaded at: http://www.cieh.org/library/Knowledge/Housing/National_fire_safety_guidance_08.pdf

Space, kitchen and Bathroom Amenity

I attach the amenity guidance for multiple occupied premises for space, kitchen and bathroom amenity and draw your attention to the kitchen guidance for 9 persons and the space guidance for bedrooms and kitchens.

HMO Licence

The person in control of the HMO would be required to apply for a mandatory HMO Licence as soon as the premises are occupied by 5 or more unrelated people. This can be obtained from <https://www.gov.uk/house-in-multiple-occupation-licence>.

I have no further comments to make on this application at this time.

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
- CP6 Housing Delivery
- CP23 Delivering a Sustainable Transport Network

Saved CDLPR Policies

- GD5 Amenity
- H13 Residential Development – General Criteria
- H14 Re-use of underused buildings

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

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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. The principle of the proposed development

7.2. Highways/access/parking issues

7.3. Visual Amenity

7.4. Creation of high quality living environment

7.5. Impact upon the amenities of the surrounding area, due to the intensified residential use of the property

7.1. The Principle of the Proposed Development

The proposal comprises the conversion of an existing 6 bedroom HIMO to create a 9 bedroom HIMO. Concerns have been raised suggesting that the change would remove the existing use of the residential dwelling situated on Vicarage Avenue.

The property is a substantial dwelling and the house is already a 6-person HMO occupied under permitted development rights. Therefore the main issues to consider must take due regard as to whether the addition of three occupants would unacceptably affect the amenities of nearby residential properties. There intends to be no material change to the exterior of the property or other changes relating to the application.

Research of the planning history of Vicarage Avenue shows that there have only been one other planning permission for changes from dwellings to either flats or HIMOs. No.26 Vicarage Avenue was converted from a dwelling house to two self-contained flats, granted permission in 1999 under DER/12/98/01499, although it is possible that other houses have been converted to small, 6-person HIMOs (Use Class C4), which do not require planning permission. Vicarage Avenue still retains the appearance and character of a traditional residential road.

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, subject to the creation of a high quality living environment and planning consideration of the increased levels of activity. There are no site-specific policy constraints and highways have considered that they have no objection to the principle of the proposals, subject to the provision of cycle parking. Considerations of the particular merits of the proposal have been set out below.

7.2. Highways/Access/Parking Issues

It is noted that many of the objections received relate to the availability of parking and the impacts of the proposal on the highway.

Mostly all parking for Vicarage Avenue is provided on street. Whilst there are properties further down Vicarage Avenue with off street parking provision, most of the parking availability is on-street. During three separate site visits at differing times of the day, it was considered that whilst there is evidence that on street parking provision is an issue within the immediate area of 20 Vicarage Avenue, there are still means to park further down Vicarage Avenue and therefore I do not believe the lack of parking provision outside the application property would have unreasonable consequences on the overall parking availability of Vicarage Avenue.

Highways Officers have stated that the site is situated in a sustainable location and the proposal may attract two additional vehicles to park in the street. The applicant has submitted a block plan to show that they will be providing cycle parking to the rear of the dwelling. This can be secured by condition.

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Overall, the Highways Officer considers that the total increase in occupancy in the dwelling would not in this case, have a severe impact on the highway and therefore a refusal on parking and highway safety grounds could not be justified in this case. Accordingly the proposal is in line with the intentions of transport Policy CP23 of the Derby City Local Plan – Part 1.

7.3. Visual Amenity

There will be no external alterations to the building and therefore I have considered that there would be negligible impacts on the character of the dwelling and on the surrounding residential area and therefore the proposal is felt to comply with visual amenity policies CP3 and CP4 of the Derby City Local Plan – Part 1.

7.4. Creation of High Quality Living Environment

In terms of the amount of floor space to be provided for a 9 bed roomed HIMO, each of the nine bedrooms appears to have sufficient space to form a good quality living environment. Having regard for the amenity guidance provided by the Council's Housing Standards team, in most cases the proposed bedrooms have considerably more floorspace than the minimum amount set out in the guidance for HIMOs. Given that the application property is currently a 6 bed HIMO, the main difference is in the additional three bedrooms which are proposed, which should be compliant with the guidance set out in the Amenities and Space Guidance for HMO's 2018.

7.5. Impact upon the amenities of the surrounding area, due to the intensified residential use of the property

Historically, the property has always been a residential dwelling and there are currently 6 occupants in the dwelling. Therefore, the present application is only considering a total increase of occupancy from 6 to 9 occupants. I have therefore considered the impact a potential increase in 3 occupants would have.

There may be some additional residential noise and activity as a result of the proposed change. However, the site is close to a busy main road (Burton Road) and therefore I have considered that the potential increase in residential noise would be negligible with relation to the existing area context. There are no substantive changes proposed to the dwelling, so minimal impacts in relation to massing or over looking of neighbouring properties. In all the circumstances, it is considered that the proposed intensification of residential use would not have a detrimental impact on the amenities of nearby residents in the surrounding area.

The increase of a further three occupants would not constitute as unreasonable increase in occupancy and I am satisfied that this increase would have a negligible impact on residential amenity and therefore the proposal is felt to comply with amenity requirements in saved policies GD5 and H13 of the City of Derby Local Plan Review – Part 1.

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8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions

8.2. Summary of reasons:

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, as amended, would not cause any severe highway impact. The more intensive use of the dwelling would create a satisfactory quality living environment and would not have any overriding impact on residential amenity.

8.3. Conditions:

1. Standard time limit Condition and Reason
2. Standard approval of plans Condition and Reason
3. This permission is for the property to be used as a House in Multiple Occupation for up to 9 persons only.

Reason: To ensure satisfactory living conditions for occupiers.

4. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details as shown on submitted drawing, unless otherwise agreed in writing by Local Planning Authority. The cycle stands shall be covered, and that area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

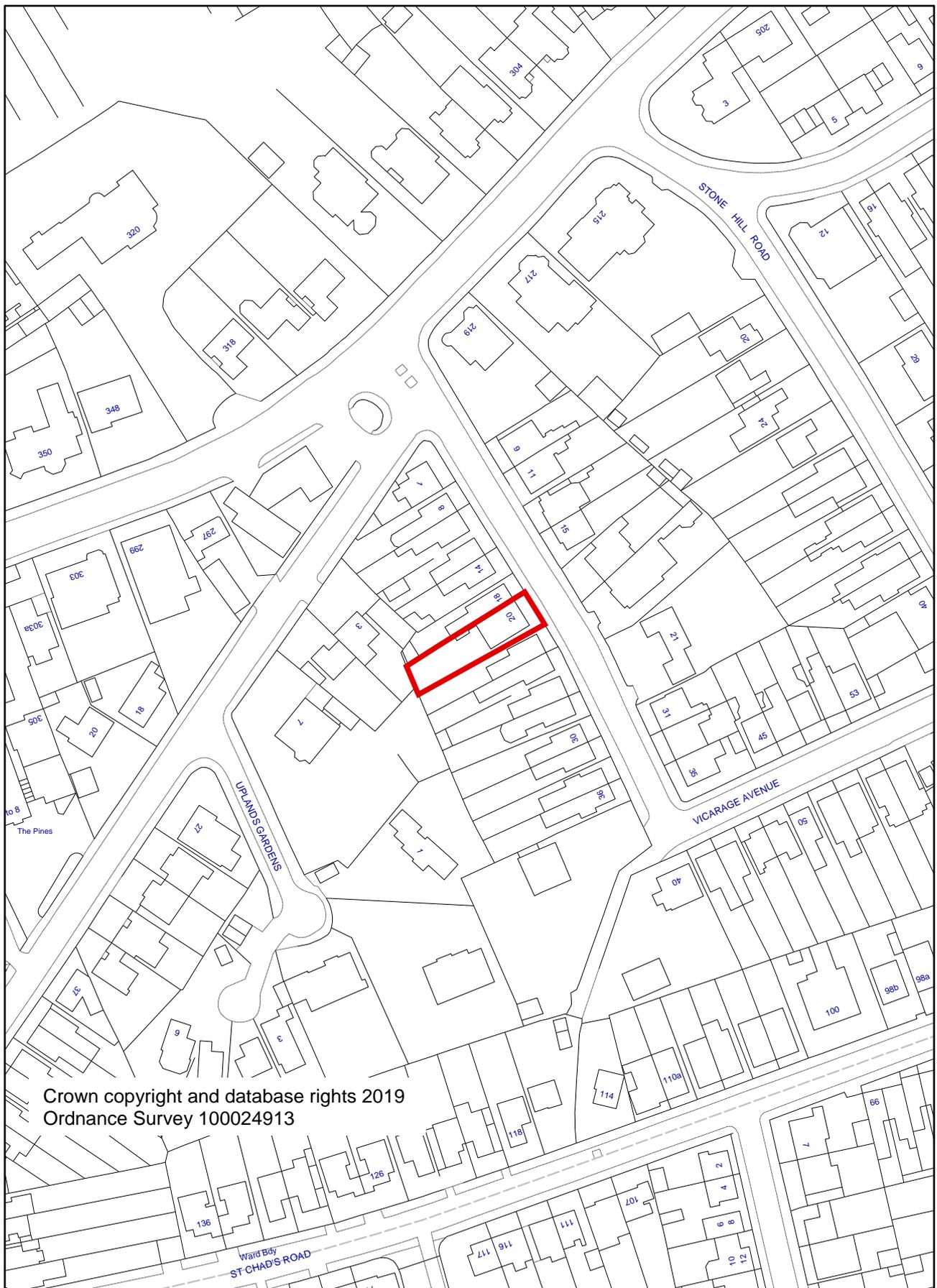
8.4. Application timescale:

The determination deadline was 18/03/2019. However this has been passed as the application had been called into committee. An extension of time has been agreed until the 25th of April 2019.

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Application No: 19/0028/FUL

Type: Full Planning Application



Committee Report Item No: 5

Application No: 19/00059/FUL

Type: Full Planning Application

1. Application Details

1.1. Address: 46 Babington Lane, Derby.

1.2. Ward: Arboretum

1.3. Proposal:

Change of use from retail (Use Class A1) to office (Use Class B1)

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/00059/FUL>

Brief description

The application relates to a ground floor retail unit situated within a terrace of commercial properties on the North-Western side of Babington Lane. The site is within the Central Business District, the Core Area and St Peters Quarter. It also lies within the limits of the St Peters Street and Green Lane Conservation Area.

This application seeks a change of use of the unit from retail (Use Class A1) to office (Use Class B1). The applicant is Disability Direct and the supporting statement explains that the facility '*...will be providing information and advice and one-to-one support to disabled people and carers. This will include advice on all aspects of independent living such as Welfare Rights, Discrimination/Harassment, Social Care and all things disability related. There will be no retail activity on the site. We have been operating in this way since August 1993, currently at our Pride Park offices and previously on Normanton Rd.*'

No physical changes are proposed to the shopfront, or building more generally.

2. Relevant Planning History:

No relevant planning history.

3. Publicity:

Neighbour Notification Letter - 2

Site Notice - Yes

Statutory Press Advert – Yes

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

4. Representations:

No third party representations have been received.

Committee Report Item No: 5

Application No: 19/00059/FUL

Type: Full Planning Application

5. Consultations:

5.1. Highways Development Control:

The proposed development is located on a busy city centre high street with pay and display parking bays on both sides as well as dedicated disabled parking bays. The pay and display restriction has a maximum stay of 2 hours, therefore, any employees would need to use alternate long term parking if commuting by car. The location is near to a number of different car parks and bus stops.

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)

GD5 Amenity
E18 Conservation Areas
T10 Access For Disabled People

Saved CDLPR Policies

CP1A Presumption in Favour of Sustainable Development
CP2 Responding to Climate Change
CP3 Placemaking Principles
CP11 Office Development
CP12 Centres
CP20 Historic Environment
CP23 Delivering a Sustainable Transport Network
AC1 City Centre Strategy
AC2 Delivering a City Centre Renaissance
AC3 Frontages
AC4 City Centre Transport and Accessibility

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

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Application No: 19/00059/FUL

Type: Full Planning Application

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 issue is considered to be the main material consideration which is dealt with in detail in this section.

7.1. The Principle of the use in this location

7.2. Other Issues

7.1. The Principle of the use in this location

The Central Business District is the preferred location for the development of new office development in the City. The Core Area is the focal point for non-food retailing and the St Peters Quarter reflects a diverse range of shopping and other complementary uses.

Outside primary frontages in the St Peters Quarter Policy AC3 of the DCLP-1 allows for complementary uses. Other uses that the policy allows for include financial and professional services which (notwithstanding its use class of B1) the proposal can be considered akin to, being to provide information and advice and support for disabled people and carers. This is subject to a number of criteria including that uses are commensurate with the scale, nature and function of the character area or the specific frontage. In all cases, the alternative use should be open to the general public during the day and maintain a shop front or display of visual interest.

7.2. Other Issues

The proposed development is located in a highly sustainable City Centre location. It lies within close proximity to public car parking, including dedicated on-street accessible parking bays.

Conclusion

The proposal is for a use commensurate with the function and character of this part of the city centre and there are no 'in principle' objections to the proposed change of use. There are no highway implications in this instance. No physical changes are proposed to the building and it is considered that the character and appearance of the Conservation Area would be preserved.

Committee Report Item No: 5

Application No: 19/00059/FUL

Type: Full Planning Application

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposal is for a use commensurate with the function and character of this part of the city centre. No physical changes are proposed to the building and the character and appearance of the Conservation Area would be preserved.

8.3. Conditions:

Time Limit/Plans and General Conditions

1. Standard time limit condition

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. Approved plans condition

Reason: For the avoidance of doubt.

Management Conditions

3. Condition controlling the retention of a ground floor shop window.

Reason: To safeguard the visual amenities and character of the retail frontage and the city centre 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.

8.3. Informative Notes:

The applicant is advised that a separate advertisement consent application may be required for any new signage at the property.

8.4. S106 requirements where appropriate:

None

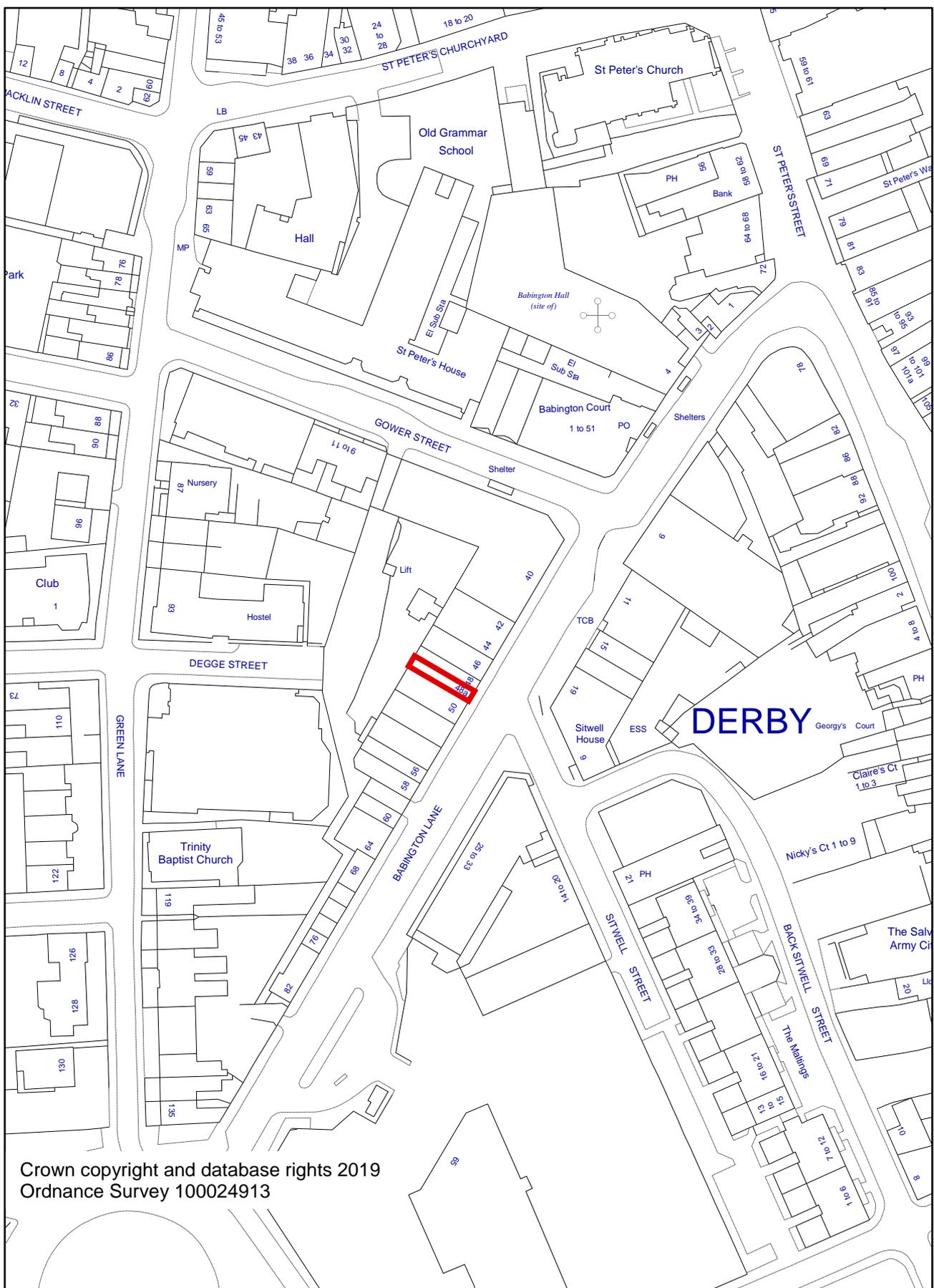
8.5. Application timescale:

The target timeframe for determination of this application expires on the 10th of April. An extension of time has been sought until the 16th April 2019. This application has been brought before the Committee because Councillor Raju is the applicant and CEO of Disability Direct and Councillors Wood and Smale are trustees.

Committee Report Item No: 5

Application No: 19/00059/FUL

Type: Full Planning Application



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Committee Report Item No: 6

Application No: 18/01788/FUL

Type: Full Planning Application

1. Application Details

1.1. Address: 37 Bass Street, Derby.

1.2. Ward: Mackworth

1.3. Proposal:

Change of use from a six bedroom house in multiple occupation (C4 Use Class) to a seven bedroom house in multiple occupation (Sui Generis Use).

1.4 Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/18/01788/FUL>

Brief description

37 Bass Street is an end-terrace house that stands on the east side of the street at the southern end of a terrace of five houses within a predominantly residential area. The locally listed St Barnabas Church stands adjacent to the south. Parking is typically on-street, with some houses to the north end of the street having an off-street parking space and associated dropped kerb.

Permission is sought for a change of use of the building from a six-bedroom house in multiple occupation (HIMO) to a seven bedroom house in multiple occupation. No changes to the building's exterior are proposed.

2. Relevant Planning History:

None.

3. Publicity:

Neighbour Notification Letter

Site Notice

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

4. Representations:

No neighbour comments have been received. Councillor A. Pegg has objected and requested that the application be considered by the Planning Control Committee on the basis that the proposal could result in increased pressure on parking capacity which is already limited, and result in more than fourteen people living in the house.

5. Consultations:

5.1. Highways Development Control:

The site is contained within a sustainable area with access to nearby shops and bus services.

There is no off-road parking provided in respect of the existing and proposed uses; with few of the adjacent dwellings having any access to off-road parking.

Application drawing "500/04" does show an area of cycle storage to the rear of the property; although it is unclear whether this is existing, or proposed.

Whilst no off-road parking is proposed; the Highway Authority is satisfied that the proposals will not result in a severe impact upon the adjacent highway and network.

Recommendation:

The Highway Authority has No Objections to the proposals; subject to the following suggested condition.

Condition:

No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing "500/04" has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

5.2. Resources and Housing (HIMO):

The Housing Standards Team have no objections to the proposed change of use of this property to form a seven bedroom HMO upon the information provided as part of this application; however the applicant is to be advised that Derby City Council Housing Standards Team impose Amenity Standards and room size standards in regards to HMOs which should be complied with.

The property will require a licence in accordance with the Housing Act 2004 and therefore the applicant is advised to contact the Housing Standards Team at Derby City Council at their earliest opportunity

5.3. Spatial Planning:

The site of the proposal is not allocated for any particular use in the Local Plan – Part 1.

The main concerns appear to be the ability of the proposal to create a high quality living environment and any potential effects on amenity due to increased levels of use of the property.

No policy objections to the principle of the proposal.

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Application No: 18/01788/FUL

Type: Full Planning Application

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
- 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

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

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. Residential and Visual Amenity

7.2. Highways Implications

7.1. Residential and Visual Amenity

Saved policy GD5 Amenity prohibits "unacceptable harm to the amenity of nearby areas" from the effects of loss of privacy or light, massing, emissions, pollution,

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parking and traffic generation. The policy is reinforced by the National Planning Policy Framework, which states that "planning policies and decisions should ensure that developments [create] a high standard of amenity for existing and future users".

The conversion of the building to a 7-bed HIMO would result in an intensification of the existing residential use with associated increases in activity and noise also likely. These increases would have some implications for the residential amenity of surrounding dwellings which could be argued to constitute harm from the effects of noise, parking and traffic generation. Whether this harm could be interpreted as "unacceptable harm" is doubtful in my opinion as the noise levels associated with an additional bedroom are unlikely to be significantly greater than those associated with the existing dwelling.

The intensified use could result in increased traffic generation and demand for parking. The addition of a number of cars to the area would be likely to have some amenity implications. However, to resist the application on these grounds would have no sound basis in policy as the overall contribution to parking demand from the development would be too limited to be convincingly argued to constitute unacceptable harm in my opinion.

With regard to the creation of a high quality living environment, the proposal shows each room having access to natural light and access to bathroom facilities. The rear garden would provide some shared outdoor amenity space for the occupants. Overall, I consider that the proposal would provide a satisfactory living environment for its occupants, and that the proposal would affect residential and visual amenities to a limited extent but that this would not constitute unacceptable harm. In my opinion the proposal meets the requirements of saved policies GD5, H13 and H16, and adopted policies CP3 and CP4 of the development plan and would be acceptable with regard to visual and residential amenity.

7.2. Highways Implications

Development should only be refused on highways grounds where "the residual cumulative impacts on the road network would be severe" (NPPF) or where it would "cause, or exacerbate, severe transport problems" (policy CP23).

It is possible that the proposal would have an impact on the highway network and would increase demand for parking. The question for this proposal is therefore whether this impact could be considered severe. Although it does seem possible that the proposal would have implications for parking demand in the vicinity, it is unlikely that the addition of a bedroom would significantly exceed the current demand. Even if this were not the case, the application site is also within easy walking distance of public transport links and cycle routes which increases the potential for occupants of the house being able to travel without owning a car. In my opinion the implications of the development for the highway network could not be convincingly described as severe and the proposal, therefore, meets the requirements of adopted policy CP23, the NPPF and is acceptable with regard to highways matters. Comments from the Highways Officer consulted regarding cycle storage are noted and the recommended condition is included below.

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7.3 Other Matters

The site is adjacent to the locally listed Church of St Barnabas. As no changes to the exterior of the building are proposed, the proposal is considered to have no significant impact on the church.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposal is considered to meet the requirements of local and national policy with regard to design, amenity and highways issues.

8.3. Conditions:

1. Standard time limit Condition and Reason

2. Standard approved plans Condition

Reason: For the avoidance of doubt.

3. No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing "500/04" has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

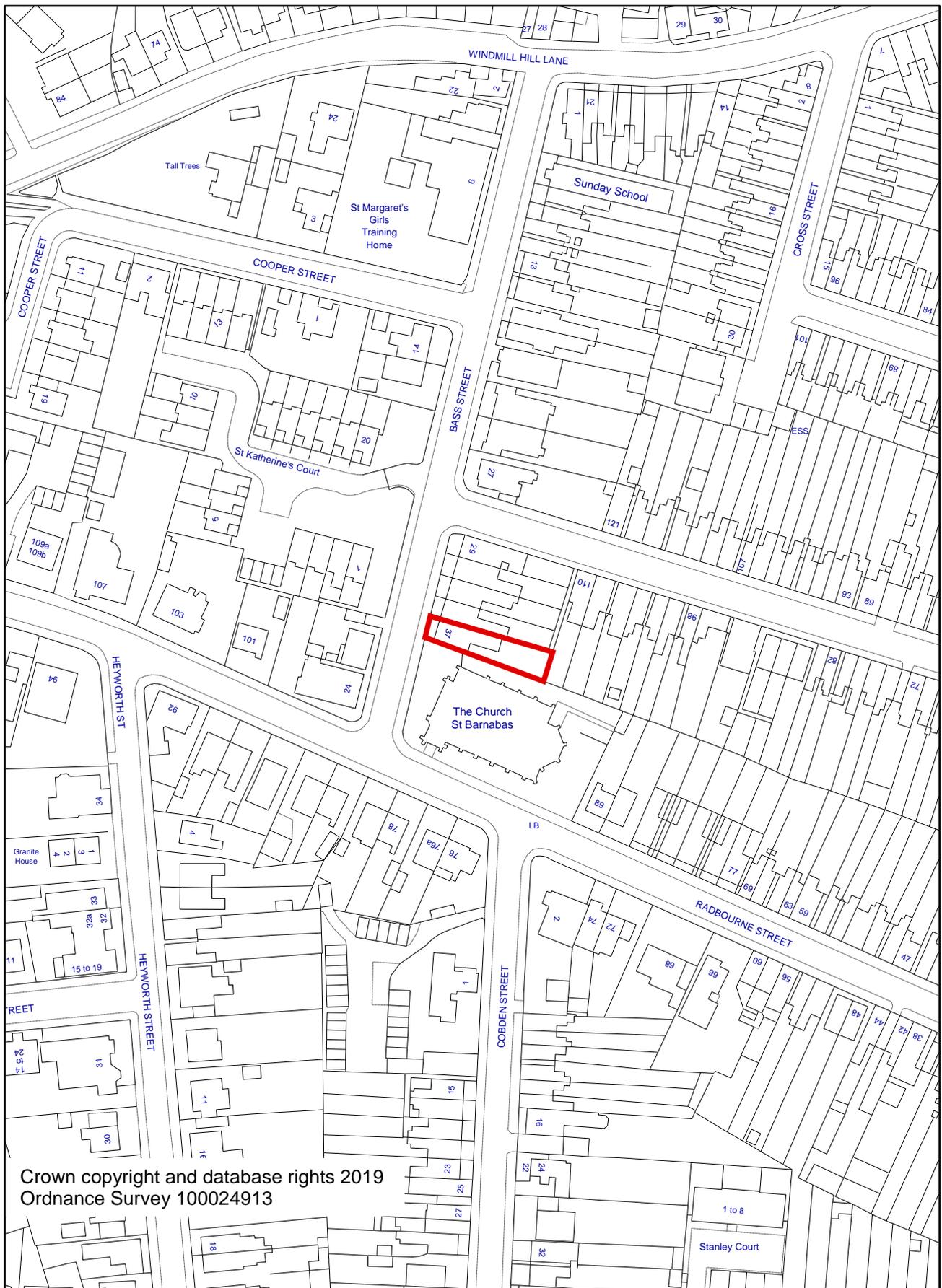
8.4. Application timescale:

The determination period expired on the 5th of February.

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Application No: 18/01788/FUL

Type: Full Planning Application



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**Delegated decisions made between
Between 01/02/2019 and 31/03/2019**



Application No:	Application Type	Location	Proposal	Decision	Decision Date
03/17/00271	Local Council Own Development Reg 3	Darley Playing Fields Old Chester Road Derby	Erection Of Tennis Courts, Artificial Sports Pitch, Informal Sports Area With Sports Wall, Outdoor Gym Equipment And Access Path	Approval	01/02/2019
03/18/00440	Full Application	50-52 Hartington Street Derby	Change Of Use Of First Floor From Eight Bedsits To Four Flats (Use Class C3) including window alterations	Approval	14/03/2019
04/18/00593	Full Application	460 Stenson Road Derby	Two Storey And Single Storey Rear Extensions To Dwelling House (Living Space And Bathroom)	Refuse	22/02/2019
04/18/00623	Full Application	Land 65 Curzon Street Derby	Demolition Of Office/Storage Building. Erection Of Three 4 Bedroom Student Apartments	Approval	08/02/2019
05/18/00650	Works to Trees in a Conservation Area	108 Chester Green Road Derby	Crown Reduction By 1.5M Off The Height Of A Sycamore Tree To Be Carried Out Every Three Years Within The Little Chester Conservation Area	Raise No Objection	13/02/2019
05/18/00738	Full Application	12 Caversfield Close Littleover Derby	Single Storey Side And Rear Extensions To Dwelling (Hall, Family Room, Utility, Bathroom, Bedroom, En-Suite And Enlargement Of Bedroom)	Approval	20/02/2019
05/18/00756	Works to Trees in a Conservation Area	6 Old Chester Road Derby	Various Works To Trees Within The Little Chester Conservation Area	Raise No Objection	18/02/2019
05/18/00760	Full Application	Shelton Junior & Infant School Carlton Avenue Shelton Lock Derby	Erection Of Boundary Fencing And Gates	Refuse	19/02/2019
06/18/00883	Full Application	Land At The Side Of 34 Avalon Drive Chellaston	Erection Of A Dwelling House (Use Class C3)	Approval	22/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby			
06/18/00972	Full Application	Land At The Rear Of 3 West Park Road Derby (Access Off Sherwin Street)	Erection Of A Dwelling House (Use Class C3)	Approval	14/02/2019
06/18/01002	Full Application	Part Of New Normanton Mills Stanhope Street Derby	Demolition Of The Existing Industrial Unit. Erection Of A Three Storey Mixed Use Building Consisting Of Four Retail Units (Use Class A1). Two Commercial Units (Use Class D2) And Six Flats (Use Class C3)	Approval	05/03/2019
07/18/01037	Works to Trees in a Conservation Area	48 Crompton Street Derby	Crown Reduction By 1 Metre And Crown Lift By 5-6 Metres Of Two Lime Trees Within The Green Lane And St. Peter's Conservation Area	Raise No Objection	20/02/2019
07/18/01040	Full Application	Waterside Inn 3 Mansfield Road Derby DE1 3QY	Change of use from public house (use class A4) and a first floor rear extension to create ten flats (use class C3)	Application Withdrawn	12/02/2019
07/18/01060	Works to Trees in a Conservation Area	Flats 1-24 Westgate Apartments Mill Street Derby	Reduction In Height By Six Metres And Side Growth By One Metre Of A Conifer Hedge Within The Friar Gate Conservation Area	Raise No Objection	15/02/2019
07/18/01064	Reserved Matters	Former The Yarn Spinner P H Stoney Lane Spondon Derby	Demolition Of Former Public House And Erection Of 14 Dwellings - Approval Of Reserved Matters Of Access, Appearance, Landscaping, Layout And Scale Under Outline Permission Code No. DER/01/17/00044	Approval	07/02/2019
07/18/01073	Works to Trees in a Conservation Area	35 Etruria Gardens Derby	Height Reduction Of A Silver Birch Tree Within The Little Chester Conservation Area	Raise No Objection	01/02/2019
07/18/01081	Full Application	93 Belper Road Derby	Demolition Of Garage. Erection Of A Two Storey Outbuilding (Garage/Workshop And Art Studio) And A Boundary Gate	Approval	22/03/2019
07/18/01106	Full Application	WM Morrison Supermarkets Plc Wheatcroft Way Derby	Change Of Use Of Part Of Car Park To A Hand Car Wash (Sui Generis Use) Including The Erection Of A Canopy And A Cabin	Approval	20/02/2019
07/18/01107	Advertisement Consent	WM Morrison Supermarkets Plc	Display Of Various Signage	Approval	20/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Wheatcroft Way Derby			
08/17/01016	Full Application	Site Of Former Fitness Centre Carrington Street Derby	Demolition Of Former Fitness Centre Building. Change Of Use Of Land To A Car Park For A Temporary Period Of 3 Years To Include The Erection Of A 4M High Pole For A Number Plate Recognition Camera	Finally disposed of	28/02/2019
08/18/01167	Full Application	212 & 214 Rykneld Road Littleover Derby	Formation Of A Vehicular Access	Approval	21/02/2019
08/18/01173	Full Application	74 Stenson Road Derby	Two Storey Rear And Single Storey Front And Rear Extensions To Dwelling House (Porch, Kitchen/Dining Area, Bedroom And En-Suite)	Approval	13/02/2019
08/18/01193	Works to Trees in a Conservation Area	Hawthorn Court 27 Kedleston Road Derby	Crown Lift To 2.7M And Crown Reduction By 1M Of A Whitebeam Tree Within The Strutts Park Conservation Area	Raise No Objection	15/02/2019
08/18/01209	Full Application	63 Wardwick Derby	Change Of Use From Financial And Professional Services (Use Class A2) To Public House (Use Class A4)	Approval	22/03/2019
08/18/01227	Full Application	Derby Youth House Mill Street Derby	Change Of Use From Youth Centre To Self Contained Student Accommodation (Sui Generis Use) Comprising 23 Self Contained Units, Including Two Storey Extension.	Approval	14/03/2019
08/18/01243	Listed Building Consent - Alterations	Eborn House Broadway Derby	Removing And Re-Fixing Of The Handrails To The Main Entrance Steps Including Removal Of A Stone Strip And The Installation Of Block Paving	Approval	06/02/2019
08/18/01269	Full Application	1-7 Abbey Street & 18 Newland Street Derby	Three Storey Extension To Form An Additional Dwelling House (Use Class C3)	Approval	28/03/2019
08/18/01286	Full Application	Plot 9 Stoney Cross Industrial Estate Station Road Spondon Derby	Erection Of A Warehouse Unit With Trade Counter And Office And Felling Of Two Trees Protected By Tree Preservation Order No. 46	Approval	22/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
08/18/01310	Full Application	Land Adjacent To 9 Etwall Road Mickleover Derby	Erection Of Two Dwelling Houses (Use Class C3)	Refuse	06/02/2019
08/18/01312	Full Application	85 Field Rise Littleover Derby	Single Storey Side Extension To Dwelling (Enlargement Of Kitchen)	Approval	13/02/2019
08/18/01332	Works to Trees in a Conservation Area	Overfields House And Mickleover House Orchard Street Mickleover Derby	Various Works To Trees Within The Mickleover Conservation Area As Detailed In 'Overfield House Final Tree Works Spec	Raise No Objection	06/02/2019
09/17/01165	Full Application	134 Mansfield Road Derby	Installation Of Security Shutters And Installation Of Replacement Front Window And Door	Approval	14/03/2019
09/18/01337	Full Application	185A Duffield Road Derby (Coach House B&B)	Rear Extension, Together With Erection Of A Detached Outbuilding (Three Guest Bedrooms) And Formation Of A Rear Entrance With Car Parking, Bin Storage And Cycle Parking	Approval	22/02/2019
09/18/01362	Works to Trees in a Conservation Area	53 Belper Road Derby	Crown Reduction By Two Metres And Crown Lift By Four Metres Of A Copper Beech Tree, Crown Reduction By One Metre Of Three Conifer Trees And One Holly And Crown Reduction By One Metre Of Ahornbeam Tree Within The Strutts Park Conservation Area	Raise No Objection	13/02/2019
09/18/01375	Full Application	Audrey House 17 Vernon Street Derby	Change Of Use From Mental Health Unit To 13 Residential Units (Use Class C3)	Approval	27/02/2019
09/18/01376	Listed Building Consent - Alterations	Audrey House 17 Vernon Street Derby	Alterations In Association With The Change Of Use From Mental Health Unit To 13 Residential Units (Use Class C3)	Approval	27/02/2019
09/18/01381	Lawful Development Certificate -Proposed	78 Cambridge Street Spondon Derby	Single Storey Front Extension To Dwelling House (Porch) And Roof Alterations Including The Installation Of Dormers To The Side And Rear Elevations And Roof Lights To The Front Elevation To Form Rooms In The Roof Space	Approval	28/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			(Bedroom, En-Suite And Storage)		
09/18/01395	Listed Building Consent - Alterations	18 Agard Street Derby	Partial Demolition Of 18 Agard Street, Making Good Of No 42 Friar Gate Following Demolition And Installation Of An External Fire Escape	Approval	26/03/2019
09/18/01401	Full Application	119 St. Chads Road Derby	Single Storey Rear Extension To Dwelling House (Enlargement Of Living Room And Kitchen And Dining Areas)	Approval	28/03/2019
09/18/01405	Reserved Matters	The Winnatts Snelsmoor Lane Chellaston Derby	Demolition Of Three Outbuildings. Residential Development (One Dwelling) - Approval Of Reserved Matters Of Access, Appearance, Landscaping, Layout And Scale Under Outline Permission Code No. DER/11/14/01569	Approval	13/02/2019
09/18/01412	Works to Trees in a Conservation Area	138 Duffield Road Derby	Felling Of A Silver Birch Tree Within The Strutts Park Conservation Area	Raise No Objection	13/02/2019
09/18/01423	Works to Trees in a Conservation Area	Three Trees Burleigh Drive Derby	Crown Reduction By 2.5M Of Acer Tree And Crown Reduction By 2M Of A Mountain Ash Tree Within The Strutts Park Conservation Area. Works To Be Carried Out At Three Year Intervals For A Period Of 10 Years	Raise No Objection	13/02/2019
09/18/01434	Works to Trees in a Conservation Area	48 Park Lane Allestree Derby	Cutting Back Of Branches By 2M Of A Birch Tree Within The Allestree Conservation Area	Raise No Objection	06/02/2019
09/18/01442	Works to Trees in a Conservation Area	1 College Place Derby	Branch Reduction And Crown Lift To 6M Of 2 Lime Trees, Crown Lift To 4m of 1 Lime Tree, Felling Of 1 Indian Bean Tree Within City Centre Conservation Area	Raise No Objection	06/02/2019
09/18/01453	Works to Trees in a Conservation Area	170 Duffield Road Derby	Removal Of Leylandii Hedge, Felling Of Apple Tree And Leylandii All Within Strutts Park Conservation Area	Raise No Objection	12/03/2019
09/18/01459	Works to Trees in a Conservation Area	11 Wilson Street Derby DE1 1PG	Various Works To Trees Within Green Lane Conservation Area	Raise No Objection	15/02/2019
09/18/01463	Full Application	39 Whittlebury Drive	Two Storey Front And Rear Extensions To	Approval	08/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Littleover Derby	Dwelling House (Gym, Four Bedrooms, En-Suite And Enlargement Of Lounge/Dining/Kitchen Area And Hall) And Installation Of A New Window To The First Floor Side Elevation		
09/18/01467	Full Application	1 Marks Close Sunnyhill Derby	Alterations To Dual Pitch Roof To Accommodate Dormer Extensions To Form Rooms Within The Roofspace (Two Bedrooms)	Approval	07/03/2019
09/18/01477	Compliance/Discharge of Condition	Site Of Rose And Crown PH And St. Ralph Sherwin Centre Swarkestone Road Chellaston Derby	Demolition Of Existing Buildings And Structures And Erection Of (Use Class A1) Retail Shop, Car Parking And Servicing Areas, Access And Associated Works - Discharge Of Condition Nos 3,4,7 And 22 Of Previously Approved Permission DER/02/18/00176	Discharge of Conditions Complete	15/02/2019
09/18/01483	Full Application	Flats 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13 And 14 Tenby Drive Oakwood Derby	Installation Of Replacement Windows And Doors	Approval	15/02/2019
09/18/01485	Full Application	Derwent Rowing Club North Parade Derby	Erection Of A Boat Storage Building	Approval	28/03/2019
10/18/01512	Full Application	Corner Pin Public House Swarkestone Road Chellaston Derby	Erection Of A Porch, Pergola, Cladding And Extraction Flues To The Rear Elevation	Approval	28/02/2019
10/18/01513	Listed Building Consent - Alterations	Corner Pin Public House Swarkestone Road Chellaston Derby	Internal Alterations To Relocate The Kitchen And Toilet Facilities, Erection Of Entrance Porch, Pergola With A Firepit, Cladding Of The Rear Elevation Together With Installation Of Kitchen Extraction And Two Extract Cows	Approval	28/02/2019
10/18/01525	Full Application	26 Appian Way Alvaston Derby	Erection Of A Boundary Fence	Approval	06/03/2019
10/18/01535	Compliance/Discharge of Condition	53 Coronation Avenue Alvaston Derby	Variation Of Condition 2 On Previously Approved Planning Permission Code No. DER/09/14/01179/DCC - Demolition Of	Discharge of Conditions Complete	01/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE24 0LR (Former Ashlea Hostel)	Existing Building And Erection Of 13 Dwelling House And 2 Flats, To Amend The Approved Plans - Discharge Of Conditions 3,4,5 & 7 Of Previously Approved Application Code No. DER/03/15/00288		
10/18/01536	Lawful Development Certificate -Existing	9 Fulmar Close Mickleover Derby	Use Of An Outbuilding As Self Contained Residential Accommodation	Approval	08/02/2019
10/18/01541	Full Application	51 Greenland Avenue Derby	Two Storey Side Extension To Dwelling House (Garage, W.C, Dining Room, Bedroom And Enlargement Of Bedroom)	Approval	06/02/2019
18/01572/CAT	Works to Trees in a Conservation Area	8 Potter Street Derby DE21 7LH	Various works to trees within the Spondon Conservation Area	Raise No Objection	13/02/2019
18/01589/DISC	Compliance/Discharge of Condition	187 Duffield Road Derby DE22 1JB	Erection of dwelling and alterations to parking area - Discharge of conditions 1, 2, 3, 4, 5 and 6 of previously approved application code No. DER/03/16/00293	Discharge of Conditions Complete	21/03/2019
18/01596/FUL	Full Application	Flat 1 1 Kedleston Road Derby DE22 1FL	Installation of replacement windows to the front elevation	Approval	21/02/2019
18/01604/FUL	Full Application	115 Kedleston Road Derby DE22 1FR	Change of use from a house in multiple occupation to four apartments (use class C3)	Approval	14/03/2019
18/01653/FUL	Full Application	352 Ladybank Road Derby DE3 0TN	Formation of a vehicular access	Approval	13/03/2019
18/01657/LBA	Listed Building Consent - Alterations	Nunsfield House 33 Boulton Lane Derby DE24 0FD	Fire remedial works, including upgrade of doors, new doors, new store, fire alarm alterations and emergency lighting	Approval	18/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01658/FUL	Full Application	51 Gleadsmoss Lane Derby DE21 2BP	Erection of detached annexe for a dependent relative	Approval	01/03/2019
18/01675/FUL	Full Application	Site Of 116 St Chads Road Derby DE23 6RN	Demolition of the existing dwelling. Erection of a replacement dwelling house and outbuilding (use class C3) together with the erection of a front boundary wall and gates and engineering works to include the erection of retaining walls and alterations to land levels	Approval	07/02/2019
18/01715/VAR	Variation of Condition	3 Church Lane Darley Abbey Derby DE22 1EW	Two storey side extension and single storey and first floor rear extensions to dwelling house (kitchen, utility, two bedrooms, bathroom and enlargement of breakfast room) - Variation of Condition 2 of previously approved application No. DER/03/16/00281 to amend the approved plans	Approval	08/03/2019
18/01734/VAR	Variation of Condition	Land Between 11 And 15 Berwick Close Derby	Erection of a bungalow - variation of condition 2 of previously approved planning permission DER10/15/01271 to amend the approved landscaping scheme	Approval	25/03/2019
18/01746/FUL	Full Application	1 Gloster Street Derby DE24 8WS	Change of use from residential (Use Class C3) to storage and distribution (Use Class B8) with retail sales (use class A1)	Refuse	08/02/2019
18/01754/CAT	Works to Trees in a Conservation Area	48 Kedleston Road Derby DE22 1GW	Felling of a Cherry tree, four Lime trees and cutting back of branches of a Yew tree within the Strutts Park Conservation Area	Raise No Objection	06/02/2019
18/01758/FUL	Full Application	164 Western Road Mickleover Derby DE3 9GT	Two storey side and rear and single storey front and rear extensions to dwelling house (utility room, bathroom, en-suite and enlargement of hall, dining room, kitchen and two bedrooms)	Approval	13/02/2019
18/01760/FUL	Full Application	151 St Thomas Road Derby	Change of use from medical centre (Use Class D1) to four retail units (use class A1) on the	Approval	07/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 8RH	ground floor and two residential units (use class C3) on the first floor including the installation of new shop fronts and alterations to the elevations		
18/01768/FUL	Full Application	15 Old Chester Road Derby DE1 3SA	Installation of replacement windows to the front elevation	Refuse	28/02/2019
18/01769/FUL	Full Application	21 Park Lane Allestree Derby DE22 2DT	Single storey rear extension to dwelling house (bedroom, en-suite and sun room)	Approval	07/03/2019
18/01770/VAR	Variation of Condition	Land Adjacent To 233 Rykneld Road Derby	Residential development (up to 4 dwellings) and associated works including means of access - approval of reserved matters of appearance, landscaping, layout and scale under outline permission Code no. DER/01/16/00090 - variation of conditions 1 and 2 of previously approved permission DER/11/17/01515 to amend the approved plans	Approval	07/03/2019
18/01771/DISC	Compliance/Discharge of Condition	Site Of Former Fitness Centre Carrington Street Derby	Erection of 54 dwellings (use class C3) together with associated parking and ancillary works - Discharge of condition 15 of previously approved planning application No. DER/12/17/01577	Discharge of Conditions Complete	15/02/2019
18/01776/OUT	Outline Application	Site Of 2 Rykneld Way Derby DE23 4AS	Demolition of bungalow. Residential development (2 dwellings)	Refuse	06/03/2019
18/01779/VAR	Variation of Condition	44 Moulton Avenue Derby DE21 7FW	Two storey and single storey rear extensions to dwelling house (kitchen, sitting room, bathroom and bedroom) and formation of rooms in roof space (two bedrooms and rear dormer) - Variation of condition 2 of previously approved application code No. DER/10/17/01350 to include a dormer to bedroom 4	Approval	06/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01783/ADV	Advertisement Consent	1 Vernon Street Derby DE1 1FR	Display of one non-illuminated fascia sign	Refuse	06/03/2019
18/01784/LBC	Listed Building Consent	1 Vernon Street Derby DE1 1FR	Installation of a sign to the front elevation	Refuse	06/03/2019
18/01789/CAT	Works to Trees in a Conservation Area	St Werburghs Church Friar Gate Derby DE1 1BU	Felling of an Elder and crown lift of three Limes by up to 3m within the Friar Gate Conservation Area	Raise No Objection	06/02/2019
18/01800/TPO	Works to a tree with a TPO	Peckerdale Gardens Derby DE21 7SX	Cutting back of branches to give 2.5m clearance of the building of a Cherry tree protected by Tree Preservation Order No 386	Approval	05/02/2019
18/01807/FUL	Full Application	27 Ferrers Way Derby DE22 2BA	Single storey front extension to dwelling house (porch and w.c.)	Approval	05/03/2019
18/01808/FUL	Full Application	15 Surrey Street Derby DE22 3GF	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)	Approval	15/02/2019
18/01809/FUL	Full Application	397 Uttoxeter New Road Derby DE22 3HY	Two storey rear extension to dwelling house (enlargement of kitchen and bedroom)	Approval	28/02/2019
18/01810/FUL	Full Application	414 Burton Road Derby DE23 6AJ	Two storey and first floor side extensions to dwelling house (car port, bedroom, bathroom and enlargement of cloak room and bedroom)	Approval	26/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01821/FUL	Full Application	8 Challis Avenue Derby DE21 6LG	Single storey side extension to dwelling house (lobby) and raising of the roof height of the existing single storey side projection	Approval	20/02/2019
18/01822/FUL	Full Application	1-3 Reginald Road South Derby DE21 6NE	Change of use from nursery (use class D1) to eleven flats (use class C3) together with a single storey extension and external alterations	Approval	05/02/2019
18/01832/TPO	Works to a tree with a TPO	100 Whitaker Road Derby DE23 6AP	Cutting back of branches to 1 metre from the boundary and a minimum height of 5 metres from ground level of 5 Horse Chestnut trees, 2 Lime trees, 2 Pine trees, 2 Cypress trees, 1 Beech tree, 1 Silver Birch tree all protected by Tree Preservation Order No 278	Approval	06/02/2019
18/01841/FUL	Full Application	12 Brunswood Close Derby DE21 7LB	Single storey side and rear extensions to dwelling (kitchen, W.C. and sun lounge)	Approval	07/02/2019
18/01843/FUL	Full Application	156 Blenheim Drive Derby DE22 2GN	Two storey and single storey extensions to dwelling house (study, lounge, open plan living space, utility, two bedrooms and enlargement of hall)	Approval	04/03/2019
18/01844/FUL	Full Application	16 Langley Street Derby DE22 3GL	Single storey rear extension to dwelling house (enlargement of kitchen)	Approval	01/02/2019
18/01849/VAR	Variation of Condition	1A George Street Derby DE1 1EH	Change of use from watch repairs and sale shop (use class A1) to a taxi office (sui generis use) - Variation of condition 3 of previously approved planning application code No. DER/10/17/01342 to allow permanent use	Approval	14/02/2019
18/01852/CLP	Lawful Development Certificate -Proposed	32 Lawnlea Close Derby DE23 1XQ	Single storey rear extension to dwelling house	Approval	11/02/2019
18/01854/FUL	Full Application	1 Ravensdale Road	Single storey side and rear extension to	Approval	04/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE22 2SZ	dwelling (kitchen, family space, dining space, bedroom and en-suite)		
18/01857/FUL	Full Application	11 Kings Croft Derby DE22 2FP	First floor side and single storey rear extensions to dwelling house (family room and two en-suites) and enlargement of a vehicular access	Approval	28/02/2019
18/01858/FUL	Full Application	39 Boscastle Road Derby DE24 0NR	Two storey side and rear and single storey front and rear extensions to dwelling house (porch, living space, utility, bedroom, en-suite, bathroom and enlargement of bedroom)	Approval	21/03/2019
18/01860/PNRJ	Prior Approval - Offices to Residential	110 - 112 Park Farm Centre Park Farm Drive Derby DE22 2QN	Change of use of the first and second floors from offices (use class B1) to four flats (use class C3)	Approval	01/02/2019
18/01863/FUL	Full Application	28 West Avenue South Derby DE73 5SH	Single storey rear/side extension to dwelling house (kitchen and day room)	Approval	21/02/2019
18/01864/CLP	Lawful Development Certificate -Proposed	5 Park Farm Centre Park Farm Drive Derby DE22 2QN	Change of use of the first and second floors from retail (use class A1) to two flats (use class C3)	Approval	05/02/2019
18/01865/CLP	Lawful Development Certificate -Proposed	7 Park Farm Centre Park Farm Drive Derby DE22 2QN	Change of use of the first floor from retail (use class A1) to two flats (use class C3)	Approval	05/02/2019
18/01866/FUL	Full Application	Unit 5, 7 And Nos. 110 And 112 (Units 9-13) Park Farm Drive Park Farm Centre Derby DE22 2QN	External alterations to windows /doors	Approval	21/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01867/DISC	Compliance/Discharge of Condition	Land North Of Allan Avenue / Pritchett Drive Littleover Derby	Erection of a maximum of 80 dwellings and associated drainage and highway infrastructure. - Discharge of condition 13 of previously approved application code No. DER/12/14/01678	Discharge of Conditions Complete	15/02/2019
18/01868/FUL	Full Application	The Birches 187 Station Road Mickleover Derby DE3 9FH	Change of use from nursing home (use class C2) to supported living accommodation (Use Class C2).	Application Withdrawn	11/02/2019
18/01869/FUL	Full Application	78 Derby Road Spondon Derby DE21 7LX	Single storey rear extension to dwelling house (sitting room, kitchen and bathroom)	Approval	28/02/2019
18/01871/FUL	Full Application	4 Groombridge Crescent Derby DE23 3YA	Two storey rear extension to dwelling house (sun lounge, study and bedroom)	Approval	04/03/2019
18/01873/FUL	Full Application	10 Quarn Drive Derby DE22 2NQ	Two storey side and two storey and single storey rear extensions to dwelling house (kitchen/living space, utility, bedroom, bathroom and en-suite)	Approval	04/03/2019
18/01877/FUL	Full Application	10 Molineux Street Derby DE23 8HE	Single storey rear extension to dwelling house (enlargement of wetroom)	Approval	07/02/2019
18/01878/FUL	Full Application	3 York Road Derby DE21 6HT	First floor rear extension to dwelling house (bedroom and en-suite)	Approval	15/03/2019
18/01879/TPO	Works to a tree with a TPO	Cavendish Court Derby DE1 1UB	Felling of a Robinia tree protected by Tree Preservation Order No 547	Refuse	28/03/2019
18/01881/FUL	Full Application	1 -50 Manor Park Court Derby DE22 3NG	Installation of french doors/side screens and replacement windows	Approval	07/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01886/RES	Reserved Matters	Land At The Side Of 16 Sydenham Road Derby DE22 4EH	Residential development (one dwelling house) - approval of reserved matters of access, layout, scale, appearance and landscaping pursuant to outline planning permission Code No. DER/03/16/00316	Approval	08/03/2019
18/01889/FUL	Full Application	62 Chester Green Road Derby DE1 3SF	Formation of rooms in the roofspace (snug, bathroom & two bedrooms) and installation of roof windows on the front elevation	Approval	14/02/2019
18/01890/FUL	Full Application	6 Beech Avenue Derby DE24 0DX	Two storey side and rear and single storey rear extensions to dwelling house (garage, kitchen/dining area, two bedrooms, bathroom and en-suite) - amendment to previously approved permission Code No. DER/08/18/01251 to include integral garage and 4 bedrooms	Approval	20/02/2019
18/01895/FUL	Full Application	54A Woods Lane Derby DE22 3UD	Erection of a single storey building (use class B1) -amendment to previously approved permission Code No.DER/09/18/01392	Approval	11/02/2019
18/01896/FUL	Full Application	The Bungalow 134A Whitaker Road Derby DE23 6AP	Raising of the roof height including installation of dormers, first floor windows to the side elevation and extensions to dwelling (canopy, hall, sitting room, three bedrooms, en-suite and bathroom)	Approval	28/02/2019
18/01898/FUL	Full Application	36 Westbourne Park Derby DE22 4GZ	Single storey front and side extension to the front and side of dwelling house (entrance lobby, bedroom and shower room)	Approval	05/02/2019
18/01901/FUL	Full Application	146 Oregon Way Derby DE21 6UR	Single storey rear extension to dwelling house (wetroom)	Approval	05/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01902/FUL	Full Application	40 Appian Way Derby DE24 0TG	Single storey side extension to dwelling (bedroom)	Approval	13/02/2019
18/01903/FUL	Full Application	30 The Hollow Mickleover Derby DE3 0DH	Single storey side extension to dwelling house to link the dwelling to the existing garage - amendment to previously approved permission Code No. DER/06/18/00865, and extension to garage	Approval	21/03/2019
18/01904/FUL	Full Application	66 Fleet Street Derby DE23 8GW	Single storey rear extension to dwelling house (shower room)	Approval	07/02/2019
18/01905/FUL	Full Application	66 Crabtree Close Derby DE22 2SW	Installation of a pitched roof to the existing porch, garage, study and utility areas	Approval	18/02/2019
18/01910/TPO	Works to a tree with a TPO	15 Hill Cross Drive Derby DE23 3BW	Felling of two Lime trees protected by Tree Preservation Order No. 36	Approval	08/03/2019
18/01911/TPO	Works to a tree with a TPO	15 Hill Cross Drive Derby DE23 3BW	Felling of eight Lime trees and re-pollarding of nine Lime trees protected by Tree Preservation Order No 36	Approval	08/03/2019
18/01912/TPO	Works to a tree with a TPO	5 Woodcote Way Derby DE23 3WR	Branch reduction by 3m of Ash tree and reduce branches by 1m of group of Elders and Ash trees all protected by Tree Preservation Orders No.30 and 156	Approval	05/02/2019
18/01913/FUL	Full Application	104 Scarborough Rise Derby DE21 4GJ	Two storey side extension to dwelling house (garage, family room, utility room, w.c., bedroom, ensuite and dressing room) and demolition of garage	Approval	13/02/2019
18/01915/DISC	Compliance/Discharge of Condition	339 Duffield Road Derby (Shell Allestree) DE22 2DG	Demolition of the existing sales building and erection of a replacement single storey sales building - Discharge of condition 8 of	Discharge of Conditions Complete	04/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			previously approved Planning Application No. DER/07/18/01072		
18/01916/FUL	Full Application	97 Blagreaves Lane Derby DE23 1FG	Roof alterations to include raising of the roof height to form rooms within the roof space (bedroom & en-suite)	Refuse	11/02/2019
18/01917/TPO	Works to a tree with a TPO	Ganymede 10 Sherston Close Derby DE21 2ER	Crown lift to 5m and crown reduction of lateral branches by 1-2m and height by 1-5m of an Ash tree protected by Tree Preservation Order No. 247	Approval	15/03/2019
18/01918/CLE	Lawful Development Certificate -Existing	The Bungalow 257 Stenson Road Derby DE23 1JN	Use of the annexe as a separate dwelling house (use class C3)	Approval	21/02/2019
18/01919/FUL	Full Application	29 Hill Cross Avenue Derby DE23 1FW	Single storey side and rear extensions to dwelling house (garage, utility, garden room and enlargement of kitchen)	Approval	26/02/2019
18/01920/FUL	Full Application	40 Spa Lane Derby DE1 1QB	Change of use from a gym (use class D2) to seven apartments (use class C3) including installation of new windows - amendments to previously approved planning permission Code No. DER/02/18/00287 to include an additional apartment	Approval	04/03/2019
18/01924/FUL	Full Application	3 Ash Close Derby DE22 2JF	Single storey front and first floor extensions to bungalow to form a dwelling house (porch, three bedrooms, bathroom and en-suite) including the installation of dormers to the front and rear elevations	Refuse	28/03/2019
18/01928/FUL	Full Application	Chellaston Park Snelsmoor Lane Derby DE73 6TQ	Refurbishment of existing multi-use games area to provide two artificial turf pitches with new sports fencing, gates and goal recesses. Pedestrian and maintenance access improvements, equipment storage facilities and selective tree felling, coppicing and pruning enabling works including replacement tree planting	Approval	18/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01929/FUL	Full Application	128 Randolph Road Derby DE23 8TG	Two storey side and rear extensions to dwelling house (family room, w.c., kitchen, bathroom, study, two bedrooms, en-suite and enlargement of lounge) and installation of a canopy to the front elevation	Approval	15/02/2019
19/00001/FUL	Full Application	15 Kings Drive Derby DE23 6EW	Single storey front extension to dwelling house (porch, w.c. and enlargement of garage)	Approval	04/03/2019
19/00002/FUL	Full Application	194 Chellaston Road Derby DE24 9EA	Single storey side extension to dwelling house (utility, shower room and store room)	Approval	11/02/2019
19/00003/FUL	Full Application	14 Edwinstowe Road Derby DE21 2HL	Single storey front and side extension to dwelling (porch and two bedrooms)	Approval	22/02/2019
19/00004/FUL	Full Application	39 Wells Road Derby DE3 9BU	Two storey side and single storey rear extension to dwelling house (garage, shower room, utility, kitchen, bathroom and enlargement of bedroom)	Approval	11/02/2019
19/00005/FUL	Full Application	25 Weston Park Avenue Derby DE24 9ER	Single storey rear extension to dwelling house (conservatory)	Approval	15/02/2019
19/00006/FUL	Full Application	85 Western Road Mickleover Derby DE3 9GQ	Single storey side and rear extensions to dwelling house (utility and enlargement of kitchen)	Approval	15/02/2019
19/00007/FUL	Full Application	35 Welbeck Grove Derby DE22 2LS	Two storey side extension to dwelling house (utility, w.c., bedroom, en-suite and enlargement of kitchen) and installation of a canopy roof to the front elevation	Approval	21/02/2019
19/00008/FUL	Full Application	2 Dartford Place Derby DE24 0DA	Erection of a boundary fence	Approval	22/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00009/FUL	Full Application	34 Park Lane Allestree Derby DE22 2DU	Two storey and single storey rear extensions to dwelling house (utility room, bedroom and enlargement of kitchen, and dining room)	Approval	01/03/2019
19/00010/ADV	Advertisement Consent	Units 7 And 8 Northedge Business Park Alfreton Road Derby DE21 4BN	Display of various signage	Approval	25/03/2019
19/00012/FUL	Full Application	9 Vicarwood Avenue Derby DE22 1BX	Retention of single storey rear extension with lantern roof	Approval	07/03/2019
19/00013/FUL	Full Application	187 Ladybank Road Derby DE3 0QL	Two storey side extension to dwelling house (play room, utility, w.c, kitchen, bedroom and en-suite)	Approval	28/02/2019
19/00016/OUT	Outline Application	Land Rear Of 34 Hill Cross Avenue Derby DE23 1FW	Residential development (one dwelling)	Refuse	12/03/2019
19/00017/CAT	Works to Trees in a Conservation Area	15 Kingston Street Derby DE1 3EZ	Crown reduction by 1.5m of a Yew tree and crown lift up to 3m and reduce canopy back to kerb line as and when required of a Pussy Willow tree within Strutts Park Conservation Area	Raise No Objection	28/02/2019
19/00018/FUL	Full Application	2 Castleshaw Drive Derby DE23 4HP	Single storey rear extension to dwelling house (kitchen/diner, utility room and storage area)	Approval	18/02/2019
19/00019/FUL	Full Application	218 Derby Road Chellaston Derby DE73 6RQ	Single storey side extension to dwelling house (sitting area)	Approval	26/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00022/FUL	Full Application	Sri Guru Singh Sabha Gurdwara Princes Street Derby DE23 8NT	Alterations and extensions to entrance incorporating additional staircase with minaret to roof	Approval	01/03/2019
19/00023/FUL	Full Application	12 Cromarty Close Derby DE24 9NB	Change of use of part of retail unit (use class A1) to a beauty salon and laundrette (sui generis uses) including the installation of new shop fronts and an increase in height of the existing wall	Approval	22/03/2019
19/00027/PNRH	Prior Approval - Householder	765 Harvey Road Derby DE24 0EF	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 3m) to dwelling house	Prior Approval Not Required	11/02/2019
19/00029/VAR	Variation of Condition	25 Cavendish Avenue Derby DE22 2AQ	Demolition of existing side garage and shed. Two storey side extension to dwelling house (study, utility, kitchen, bedroom and bathroom). Widening of access and driveway - Variation of condition 2 of previously approved application Code No. No. DER/06/18/00854 to include an additional door to the side elevation	Approval	19/02/2019
19/00030/FUL	Full Application	56 Littleover Lane Derby DE23 6JG	Single storey rear extension to dwelling house (wet room and bedroom)	Approval	07/03/2019
19/00032/FUL	Full Application	24 Scarsdale Avenue Allestree Derby DE22 2JZ	Single storey side and rear extensions to dwelling (garage, kitchen/dining/living space, bedroom and en-suite)	Approval	20/03/2019
19/00035/NONM	Non-Material Amendment	Site Of Rose And Crown Ph And St Ralph Sherwin Centre Swarkestone Road Derby DE73 5UA	Demolition of existing buildings and structures and erection of (Use Class A1) retail shop, car parking and servicing areas, access and associated works - non-material amendment to planning permission 02/18/00176 to alter the height of the building above the delivery dock	Approval	06/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00037/VAR	Variation of Condition	20 Kings Croft Derby DE22 2FN	Single storey front extension to dwelling house (open porch), installation of a replacement front door and windows, single storey extension to the existing garage and erection of fence and gates - removal of condition 4 of previously approved planning permission Code No. DER/04/18/00519 in respect of fence colour	Approval	04/03/2019
19/00038/FUL	Full Application	53 Portreath Drive Derby DE22 2BJ	Two storey side and single storey front, side and rear extensions to dwelling house (porch, garage, kitchen, dining room, living space and bedroom)	Approval	19/03/2019
19/00039/FUL	Full Application	188 Dale Road Spondon Derby DE21 7DL	Alterations to outbuilding to form access to and create a cellar	Approval	13/03/2019
19/00041/CLP	Lawful Development Certificate -Proposed	19 Rowan Park Close Derby DE23 1WQ	Single storey rear extension to dwelling house (orangery)	Approval	21/03/2019
19/00042/PNRH	Prior Approval - Householder	159 Reginald Road North Derby DE21 6HU	Single storey rear extension (projecting beyond the rear wall of the original house by 3.75m, maximum height 3.6m, height to eaves 2.5m) to dwelling house	Prior Approval Not Required	12/03/2019
19/00043/FUL	Full Application	106 Laburnum Crescent Derby DE22 2GS	Single storey side and rear extensions to dwelling (bedroom, en-suite and enlargement of two bedrooms)	Approval	12/03/2019
19/00044/FUL	Full Application	20 Finningley Drive Derby DE22 2XP	Single storey front and rear extensions to dwelling (porch, kitchen and dining area)	Approval	12/03/2019
19/00047/FUL	Full Application	206 Station Road Mickleover Derby DE3 9FH	Two storey and single storey rear extensions to dwelling house (kitchen/breakfast room and bedroom)	Approval	07/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00050/FUL	Full Application	2 Crystal Close Derby DE3 0BP	Single storey rear extension to dwelling house (kitchen and dining area)	Approval	05/03/2019
19/00051/VAR	Variation of Condition	Derwent Power Station Holme Lane Derby DE21 7BS	Erection of gas-fired electricity generating facility together with ancillary infrastructure including transformer compound, DNO metering room, gas kiosk, switch room, control room, workshop and lubrication oil tanks - Variation of condition No 2 of previously approved permission Code No. DER/07/17/00945	Approval	12/03/2019
19/00053/ADV	Advertisement Consent	Unit 6 College Retail Park Burton Road Derby DE1 2HH	Display of various non-illuminated signage	Approval	25/02/2019
19/00054/TPO	Works to a tree with a TPO	33 Chaddesden Lane Derby DE21 6LQ	Crown reduction by 2m, removal of epicormic growth to be carried out annually and crown lift to 5m above ground of a Lime Tree protected by Tree Preservation Order No 23	Approval	12/03/2019
19/00055/FUL	Full Application	367 Uttoxeter Road Derby DE3 9AH	Single storey side and rear extensions to dwelling house (w.c. and enlargement of kitchen/dining area)	Approval	08/03/2019
19/00058/FUL	Full Application	7 Onslow Road Derby DE3 9JJ	Two storey side and single storey front and rear extensions to dwelling house (garage, wet room, utility, dressing rooms, two en-suites and enlargement of study and kitchen)	Approval	12/03/2019
19/00061/FUL	Full Application	39 Grange Avenue Derby DE23 8DH	Single storey rear extension to dwelling house (kitchen/dining area)	Approval	18/02/2019
19/00062/FUL	Full Application	7 Castlecraig Court Derby DE24 3DP	Two storey rear and single storey side extensions to dwelling house (bedroom and enlargement of living space)	Approval	28/02/2019
19/00063/FUL	Full Application	39 Oaklands Avenue Derby	Change of use from dwelling (use class C3) to a care home (use class C2) including external	Approval	05/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 2QH	side door changes		
19/00065/CAT	Works to Trees in a Conservation Area	132 Duffield Road Derby DE22 1BG	Re- pollarding of a Lime tree within the Strutts Park Conservation Area	Raise No Objection	14/02/2019
19/00066/CAT	Works to Trees in a Conservation Area	5 Poplar Row Derby DE22 1DU	Crown reduction by 2m of a tree within the Darley Abbey Conservation Area	Raise No Objection	07/03/2019
19/00068/FUL	Full Application	14 Rykneld Way Derby DE23 4AS	Two storey side extension (shower room and enlargement of kitchen, bedroom and bathroom)	Approval	19/02/2019
19/00070/FUL	Full Application	14 Beamwood Close Derby DE21 2UZ	Single storey rearxtension to dwelling (enlargement of wet room) together with an increase in height of the pitched roof	Approval	12/03/2019
19/00073/FUL	Full Application	8 Stanley Close Derby DE22 1AG	Single storey side extension to dwelling house (enlargement of kitchen), erection of an open porch structure to the front elevation, formation of a raised terrace to the rear elevation and installation of render	Approval	13/03/2019
19/00074/CLP	Lawful Development Certificate -Proposed	22 Netherside Drive Derby DE73 6QU	Single storey rear extension to dwelling house (study and enlargement of kitchen/dining space)	Approval	07/03/2019
19/00075/DISC	Compliance/Discharge of Condition	Land Adj To 25A Keats Avenue Littleover Derby DE23 4EE	Erection of a detached dwelling house (use class C3) and associated ground level works to accommodate the development - Discharge of condition No 6 of previously approved permission DER/08/17/01108	Discharge of Conditions Complete	15/02/2019
19/00077/CLP	Lawful Development Certificate -Proposed	3 Hollies Road Derby DE22 2HX	Installation of dormers to the side and rear elevations	Approval	15/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00079/FUL	Full Application	1 Baverstock Close Derby DE73 6ST	Two storey and single storey side extensions to dwelling house (utility and enlargement of kitchen and bedroom)	Approval	19/03/2019
19/00080/CAT	Works to Trees in a Conservation Area	116 Belper Road Derby DE1 3EQ	Crown reduction by three metres of a Cherry tree, within the Strutts Park Conservation Area	Raise No Objection	15/03/2019
19/00082/TPO	Works to a tree with a TPO	68 Grove Street Derby DE23 8EL	Felling of a Sycamore tree protected by Tree Preservation Order no. 419	Approval	27/03/2019
19/00084/FUL	Full Application	131 Station Road Mickleover Derby DE3 9FN	Single storey side and rear extensions to dwelling house (store,, office, living space, kitchen/dining area, pantry and utility)	Approval	13/03/2019
19/00085/CAT	Works to Trees in a Conservation Area	24 Etruria Gardens Derby DE1 3RL	Felling of a Cherry tree within the Little Chester Conservation Area	Raise No Objection	05/03/2019
19/00086/FUL	Full Application	7 Coniston Avenue Derby DE21 7LE	Two storey and single storey side and rear extensions to dwelling house (study, w.c., utility, dining/family space, nursery, bedroom and enlargement of kitchen)	Approval	15/03/2019
19/00087/FUL	Full Application	83 Arthur Street Derby DE1 3EJ	Installation of two replacement windows to the front elevation	Approval	25/03/2019
19/00089/FUL	Full Application	5 Cherrybrook Drive Derby DE21 2SH	Single storey side extension to dwelling house	Approval	22/03/2019
19/00091/FUL	Full Application	4 Redstart Close Derby DE21 7TH	First floor side/rear extension to dwelling house (bedroom and bathroom)	Approval	20/03/2019
19/00093/DISC	Compliance/Discharge of Condition	1 Church Lane Darley Abbey	Demolition of existing bungalow and erection of 6 apartments including means of access	Discharge of Conditions Complete	13/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE22 1EW	and parking - Discharge of conditions 3,4 & 5 of previously approved application No. 18/01583/FUL		
19/00095/FUL	Full Application	13 Bonsall Drive Derby DE3 9HQ	Erection of an outbuilding to form ancillary annexe accommodation	Refuse	22/03/2019
19/00098/DISC	Compliance/Discharge of Condition	Rivermead House Bath Street Derby DE1 3BS	Alterations to car parking area and formation of additional parking bays - Discharge of condition 4 of previously approved application code No. DER/11/17/01558	Discharge of Conditions Complete	12/02/2019
19/00100/FUL	Full Application	Rolls-Royce Victory Road Derby DE24 9HX	Erection of a grinding machine building	Approval	25/02/2019
19/00102/CAT	Works to Trees in a Conservation Area	Orchard House 20 Kings Croft Derby DE22 2FN	Crown reduction of Yew tree by 0.5m and cutting back of Prunus tree branches by 1m within the Allestree Conservation area	Raise No Objection	07/03/2019
19/00103/DISC	Compliance/Discharge of Condition	108 Belper Road Derby DE1 3EQ	Demolition of outbuildings. Two storey and single storey extensions to dwelling house and installation of replacement windows and a porch to the front elevation. Landscaping of the rear garden, including felling of existing trees, extension of raised patio, increase in ground levels and provision of retaining structures - Discharge of conditions 3,4 & 5 of previously approved application code No. 18/01721/FUL	Discharge of Conditions Complete	15/02/2019
19/00104/TPO	Works to a tree with a TPO	24A Penny Long Lane Derby DE22 1AW	Reduction of two Yew trees protected by Tree Preservation Order no. 423	Approval	27/03/2019
19/00105/FUL	Full Application	63 West Bank Road Derby	Single storey side and rear extensions to dwelling house (store and kitchen/dining area)	Approval	22/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE22 2FY			
19/00107/FUL	Full Application	4 Grimshaw Avenue Derby DE24 0PE	Installation of a pitched roof to the existing single storey side projection	Approval	13/03/2019
19/00109/FUL	Full Application	Land At Village Primary School 155 Village Street Derby DE23 8DF	Replacement of existing telecom mast with a 25m monopole supporting 12 apertures with antennae, 9 equipment cabinets, 3 antennas and ancillary development	Refuse	20/03/2019
19/00110/TPO	Works to a tree with a TPO	Old Vicarage School 11 Church Lane Darley Abbey Derby DE22 1EW	Reduction of one large limb by 2.5m and crown lift up to 6m of an Ash tree, felling of an Ash tree and crown lift of a Maple tree up to 6m protected by Tree Preservation Order no. 178	Approval	28/03/2019
19/00113/FUL	Full Application	11 Albemarle Road Derby DE21 6UG	Retention of single storey rear extension to dwelling house (garden store)	Approval	28/03/2019
19/00114/FUL	Full Application	Rolls Royce Plc Raynesway Derby DE21 7BE	Installation of electrification to 423m of existing security fencing. Installation of replacement security fencing for 1,360m with secure entrances, lighting columns, CCTV columns and associated landscaping	Approval	12/03/2019
19/00115/FUL	Full Application	7 Hartland Drive Derby DE23 1LU	Two storey side and single storey front extensions to dwelling house (garage, bedroom and enlargement of hall and lounge) and installation of front and rear dormers to form a room in the roof space (bedroom)	Refuse	13/03/2019
19/00121/OUT	Outline Application	Land Adjacent To 26 Portreath Drive Derby DE22 2BH	Residential development (one dwelling)	Approval	28/03/2019
19/00122/DEM	Demolition - Prior Notification	2 Stores Road Derby DE21 4BG	Demolition of five buildings	Approval	26/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00124/TPO	Works to a tree with a TPO	1A St Swithins Close Derby DE22 3LG	Various works to trees protected by Tree Preservation Order No. 70	Approval	27/03/2019
19/00130/DISC	Compliance/Discharge of Condition	Cavendish Close Infant School Wood Road Chaddesden Derby DE21 4LY	Demolition Of School. Erection Of Replacement Infant School (Use Class D1) - Discharge of conditions 4 and 5 of previously approved permission DER/09/17/01211	Discharge of Conditions Complete	06/02/2019
19/00139/DISC	Compliance/Discharge of Condition	Land Rear Of 43 Grasmere Crescent Derby DE24 9HS	Erection of dormer bungalow (Use Class C3) - Discharge of conditions 3, 4, 5 and 6 of previously approved permission DER/07/18/01008	Discharge of Conditions Complete	25/02/2019
19/00142/FUL	Full Application	25 Marcus Street Derby DE1 3SE	Single storey rear extension to dwelling house (enlargement of kitchen)	Approval	25/03/2019
19/00144/PNRH	Prior Approval - Householder	25 Highfield Lane Derby DE21 6PG	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3m, height to eaves 2.6m) to dwelling house	Prior Approval Not Required	05/03/2019
19/00146/FUL	Full Application	7 Trent Drive Derby DE23 1QF	Single storey rear extension to dwelling house (kitchen, dining room, bathroom and utility)	Approval	13/03/2019
19/00147/FUL	Full Application	216 Portland Street Derby DE23 8WN	Single storey rear extension to dwelling house (kitchen/lounge/dining area)	Approval	27/03/2019
19/00152/FUL	Full Application	28 Redmires Drive Derby DE73 6XF	Erection of an outbuilding (garage)	Application Withdrawn	21/02/2019
19/00154/FUL	Full Application	The County Hotel Sinfin Lane Derby	Erection of a replacement 20 metre high lattice tower, 12 antenna, four dishes, eight equipment cabinets and ancillary development	Approval	25/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE24 9GP			
19/00157/FUL	Full Application	296 Burton Road Derby DE23 6AD	Change of use from a dwelling house (use class C3) to three apartments (use class C3)	Approval	25/03/2019
19/00160/NONM	Non-Material Amendment	Rolls Royce Plc Raynesway Derby DE21 7BE	Erection Of An Extension To The Primary Component Operations Factory (Use Class B2), Construction Of A Four-Storey Ancillary Office Building, Permanent Re-Provision Of The Purple Car Park (265 Car Parking Spaces), Provision Of 200 Additional Car Parking Spaces And Installation Of Lighting And Landscaping - non-material amendments to previously approved planning permission DER/04/17/00497 to remove a first floor link bridge, include a ground floor link corridor, amend the glazing and re-location of a cycle shelter	Approval	25/02/2019
19/00163/DISC	Compliance/Discharge of Condition	A52 Wyvern Junction Derby	A52 Wyvern Transport Improvements Scheme - The Scheme Involves The Realignment Of A52 Wyvern Junction, Replacement Footbridge And Associated Embankments, Highway, Accommodation And Earth Works. The Areas Requiring Planning Permission Are As Follows; Replacement Footbridge From Meadow Lane To Wyvern Way Over The A52 Realigned Junction From The A52 To Wyvern Way Construction Of A New Pumping Station And Associated Earthworks To The South Of Wyvern Way Accommodation Works Including New Access Road To Toys 'R' Us Car Park Construction Of A New Noise Bund To The North Of The A52 - Dishcharge of Condition 5 of previously approved application No. DER/01/16/00087	Discharge of Conditions Complete	06/03/2019
19/00170/FUL	Full Application	10 Eastbrae Road Derby DE23 1WA	Single storey front and rear extension to dwelling house (porch, lounge/bedroom and dining room)	Approval	13/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00176/CAT	Works to Trees in a Conservation Area	Coney Grey South Drive Darley Abbey Derby DE1 3ET	Felling of a Conifer tree within the Strutts Park Conservation Area	Raise No Objection	18/03/2019
19/00186/CAT	Works to Trees in a Conservation Area	64 Belper Road Derby DE1 3EN	Re-pollarding of two Lime trees to be carried out every 2-3 years and removal of epicormic growth to a height of 1.8m on a yearly basis for a ten year period within the Strutts Park Conservation Area	Raise No Objection	28/03/2019
19/00196/FUL	Full Application	Land Adjacent To The ParkSafe Car Park Bold Lane Derby	Installation of a freestanding structure	Application Withdrawn	28/03/2019
19/00198/ADV	Advertisement Consent	Land Adjacent To The ParkSafe Car Park Bold Lane Derby	Display of two LED illuminated display screens	Application Withdrawn	25/03/2019
19/00203/FUL	Full Application	Land Adjacent To Morley House Shardlow Road Derby	Installation of a freestanding structure	Application Withdrawn	25/03/2019
19/00205/ADV	Advertisement Consent	Land Adjacent To Morley House Shardlow Road Derby	Display of two LED illuminated display screens	Application Withdrawn	25/03/2019
19/00209/DISC	Compliance/Discharge of Condition	28 Willson Road Derby DE23 1BZ	Single Storey Front And Side Extensions To Dwelling House (Porch, Store, Shower Room, Utility And Enlargement Of A Kitchen) And Installation Of A Rear Dormer - Discharge of condition 3 of previously approved application	Discharge of Conditions Complete	28/02/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			Code No. DER/04/18/00546		
19/00240/NONM	Non-Material Amendment	Plot N Derby Commercial Park Fernhook Avenue Derby DE21 7BH	Erection Of Unit For Storage And Distribution (Use Class B8) And Ancillary Business (Use Class B1), Garage, Gatehouse, Bike Shelters, Bin Store, Condenser Compound And Other Associated Development-Reserved Matters Application Under Outline Application Code No.DER/10/14/01377 - non-material amendment to previously approved planning permission DER/09/17/01170 to amend the approved plans	Approval	18/03/2019
19/00242/DISC	Compliance/Discharge of Condition	Land At 2 Rowley Gardens Derby DE23 1GF	Erection Of A Dormer Bungalow (Use Class C3) - Dishcharge of conditions 3 & 4 of previously approved application code No. DER/03/18/00465	Discharge of Conditions Complete	26/02/2019
19/00250/PNRH	Prior Approval - Householder	70 Markeaton Street Derby DE1 1DW	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	25/03/2019
19/00251/DISC	Compliance/Discharge of Condition	Land South Of Mansfield Road Breadsall Hilltop Derby (Between Porters Lane And Lime Lane)	Erection Of 250 Dwellings And Formation Of Highways, Public Open Space, Drainage Attenuation Area And Landscaping - Approval Of Reserved Matters Under Previously Approved Outline Permission Code No. DER/04/15/00449 - Discharge of condition 2 of previously approved permission DER/03/17/00283	Discharge of Conditions Complete	27/02/2019
19/00261/FUL	Full Application	96 Farnsworth Road Derby DE3 0ES	Single storey side extension to dwelling house (bedroom and kitchen/dining area) and retention of 1.8m high front/side boundary fences	Approval	28/03/2019
19/00265/FUL	Full Application	55 Uttoxeter Road Derby DE3 9GF	Single storey rear extension to dwelling house (kitchen/diner)	Approval	28/03/2019
19/00269/NONM	Non-Material Amendment	Cavendish Close Infant School Wood Road	Demolition Of School. Erection Of Replacement Infant School (Use Class D1) -	Approval	20/03/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Chaddesden Derby DE21 4LY	Non-material amendment to previously approved permission DER/09/17/01211 to amend the surface water drainage scheme		
19/00283/DISC	Compliance/Discharge of Condition	The Workshop The Maltings 2 Manchester Street Derby DE22 3GA	Retention Of The Formation Of An Additional Basement Flat (Use Class C3) - Discharge of condition 3 of previously approved permission DER/07/18/01041	Discharge of Conditions Complete	01/03/2019