



Derby City Council

PLANNING CONTROL COMMITTEE
30 May 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	20/05/2019
Other(s)	Ian Woodhead	20/05/2019

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

**Planning Control Committee 30/05/2019
Items to be Considered Index**

Item No.	Page No.	Application No.	Location	Proposal	Recommendation
1		19/00492/VAR	Land At The Front Of 163 Pastures Hill Littleover	Erection of a dormer bungalow (Use Class C3) and front boundary wall - Variation of condition 2 of previously approved planning permission Code No. 11/16/01437 to amend the approved plans	To grant planning permission with conditions.
2		19/00543/FUL	Site Of 39 Penny Long Lane Derby	Substitution of house types to all plots	To grant planning permission with conditions.
3		19/00057/FUL	74 Burlington Way Mickleover	Two storey side and single storey rear extensions to dwelling house (garage, utility, kitchen/dining/family space, bedroom and ensuite)	To refuse planning permission.

Committee Report Item No: 1

Application No: 19/00492/VAR

**Type: Variation of
Condition
Section 73B**

1. Application Details

1.1. Address: Land At The Front Of 163 Pastures Hill, Littleover.

1.2. Ward: Littleover

1.3. Proposal:

Planning permission DER/11/16/1437 granted permission for a new dwelling on land to the front of 163 Pastures Hill, Littleover. The building is complete and now inhabited but has been built with several features differing from the approved drawings. As such, and following enforcement investigations, this Section 73B variation of condition 'where works have commenced/been completed' planning application seeks permission to amend condition 2 of planning permission DER/11/16/1437, which relates to the approved drawings. The current application seeks to regularise the situation so that the dwelling has permission as built. Specifically the following changes have been made:

- The garage has been enlarged in size
- The dormer window to bedroom 1 has been enlarged
- There is a new velux window in the roof plane above the en-suite to bedroom 3
- Three windows in the side elevation facing southwards have been omitted, the two at ground floor level now being shown as bricked up insets.
- There is a new window on the north east facing side elevation, facing towards 161 Pastures Hill.
- Land levels on the site have been changed, although there is no clear indication to what degree.

Landscaping (in the form of a row of trees) is now proposed along the south western boundary of the site which abuts a private drive.

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/00492/VAR>

Brief description

Pastures Hill is a largely residential area which also accommodates the extensive grounds of Littleover Community School. 163 Pastures Hill lies opposite the school, and between 161 Pastures Hill and the private access drive that serves 165, 165a, 165b, 167 and 169 Pastures Hill. 165, 165a 165b and 167 Pastures Hill are backland developments whilst 169 Pastures Hill occupies a position close to Pastures Hill albeit being orientated sideways on to the road. I understand that the private access road is owned by the occupants of 169 Pastures Hill with access rights given to the other properties that need to use it.

The street scene on Pastures Hill is composed of a wide variety of house types, scale and designs. Development appears to have been ad-hoc with dwellings added as the city expands in a southerly direction. More recently dwellings have been remodelled or demolished and rebuilt, whilst these have tended to be one-off

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designs, in a sense they have been in-keeping with the character of ad-hoc development that is typical of Pastures Hill. In terms of layout, continuity is derived from dwellings typically occupying a position close to the road. The original two storey house at 163 Pastures Hill does not comply with this trend; rather it is set back some way behind the rear of 161 Pastures Hill. As such, it has historically been out of kilter with the general pattern of development. The new dwelling on land to the front of 163 Pastures Hill (formerly the front garden of 163 Pastures Hill) sits more in line with the predominant urban rhythm.

As its name suggests, land levels on Pastures Hill are uneven, sloping sharply upwards in a north easterly direction so that the application site is markedly higher than 169 Pastures Hill and 161 is higher than the application site. Levels across the application site are also uneven, sloping downwards in a south westerly direction.

The site shares a driveway access with 163 Pastures Hill. Otherwise, it is separated from the private driveway by fencing mounted on a gravel board. It is separated from the original dwelling at 163 Pastures Hill and 161 Pastures Hill by a brick wall. Those Members that attended a site visit in November 2018 will have noted these characteristics of the area and how the new building sits within the established street scene.

2. Relevant Planning History:

Application No:	DER/11/16/01437	Type:	Full Planning Permission
Decision:	Granted Conditionally	Date:	21/03/2017
Description:	Erection of a dormer bungalow (use class C3) and front boundary wall		

Application No:	DER/08/18/01325	Type:	Variation of condition – Section 73A
Decision:	Withdrawn	Date:	21/03/2017
Description:	Erection of a dormer bungalow (use class C3) and front boundary wall		

Application DER/08/18/01325 was withdrawn once it became clear that the application had been made incorrectly. A Section 73A application for Variation of Condition should relate to works that have not commenced which was not the case for this property. Rather the application should have been made as a Section 73B application for Variation of Condition for works that have been commenced / completed. The current application is duly made.

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.

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4. Representations:

The application has been advertised in line with the Council's Statement of Community Involvement. At the time of writing, the application has attracted one letter of objection from neighbours. The item is being brought to Planning Control Committee following a request from Mike Carr. Objections are summarised as follows:

- The member's site visit was not advertised to objectors;
- The report pertaining to the 2018 application that was withdrawn contained errors;
- Objections to the previous application are still valid;
- Levels on the site have changed
- There is run-off from the site onto the adjacent private drive which has been a hazard over the winter period;
- 'Open Reach' could not do the work relating to burying cables because trunking had not been installed for them to pass cable through.

For the sake of completeness, it is worth mentioning that the former, withdrawn application (DER/08/18/01325) attracted letters from 14 objectors, these concerns can be viewed at

<https://docs.derby.gov.uk/padocumentserver/index.html?caseref=08/18/01325>.

Furthermore comments about the site and its on going development have also been made to the City Council but not specifically/directly in connection with the merits of this application.

5. Consultations:

5.1. Highways Development Control:

Observations:

In highways terms, the principle of the development has been established in respect of the previous historic application; and also in relation to application 08/18/01325. These observations are primarily based upon the details shown on application; which is for an identical plan ("16/507/F01 rev H"); the LPA is referred therefore to the consultation in respect of the historic response.

Recommendation:

It is within the applicants ability to carry out works sufficient to satisfy the Highway Authority; should the Local Planning Authority be minded to approve the application; the following conditions are suggested:-

Condition 1:

No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing serving the site has been widened by an additional 1.8m (2 kerbs) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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Reason:

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

Condition 2:

No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the discharge of surface water from the site to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. 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

Note 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 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

5.2. Natural Environment:

Awaited

6. Relevant Policies:

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

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

CP1a	Presumption in Favour of Sustainable Change
CP2	Responding to Climate Change
CP3	Placemaking Principles
CP4	Character and Context
CP6	Housing Delivery
CP16	Green Infrastructure
CP19	Biodiversity
CP23	Delivering a Sustainable Transport Network

Saved CDLPR Policies

GD5	Amenity
H13	Residential Development
E17	Landscaping Schemes

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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. Consideration of material matters

7.2. Impact upon visual amenities

7.3. Impact upon residential amenities

7.4. Impact upon highways

7.1. Consideration of material matters

This application seeks a decision on whether the submitted plans meet the relevant planning policy criteria. Whilst the previous decision on application DER/11/16/1437 is material, in so much as the principle of development and its general form have been established, it would be incorrect to make a decision on the current application based purely upon a simple comparison of the approved and proposed plans. It is also noted that the deviation from the approved plans came to light as a result of an enforcement complaint. Any matters related to the enforcement process are outside of the scope of planning policy and therefore should not prejudice the decision in hand. Like every application before us this application must be determined on its own merits.

7.2. Impact upon visual amenities

Pastures Hill contains a mix of dwellings and the resultant street scene is varied, reflecting dwellings having been added over time. The street scene continues to evolve as dwellings are remodelled and rebuilt to suit modern housing needs.

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The proposed dwelling is situated forward in the site and in my view sits well within the pattern of development found on Pastures Hill. Members will have appreciated this on their site visit. Its individual design is appropriate within the varied street scene. In terms of scale, the dwelling has a large footprint, and is some 7.5m in height (measured at the doorway on the north western elevation). It is described as a dormer bungalow and does indeed contain full height rooms at ground floor level and rooms in the roof space at first floor level. The dwelling is large but in my view its scale is appropriate in this context. In height terms it fits well into the street scene where typically ridge heights step down following changing land levels. In terms of its footprint, the dwelling does not overwhelm the plot. It does not appear to be cramped with respect to the plot or the relationship with neighbouring properties. In terms of the height, I note that there has been a change to levels on the site and this has affected the overall height of the dwelling. Whilst it is not clear exactly how much the levels have been raised (not least because of the pre-existing undulating levels) the dwelling is shown on the proposed plans to be approximately 1m taller than shown in the originally approved drawings. Regardless of the change in land levels, in my view the dwelling as built is an acceptable addition to the street scene in terms of its scale, character and appearance.

7.3. Impact upon residential amenities

The dwelling is positioned more than 10m from the side of 161 Pastures Hill and some 13m from the house (not garage) at 169 Pastures Hill. It sits some 9m away from the original house at 163 Pastures Hill. The building approved under DER/11/16/1437 was deemed to be acceptable in terms of the impact upon residential amenities. This current proposal is similar but includes the changes outlined in paragraph 1.3. The question to be answered in considering this matter is whether the current proposal unacceptably affects residential amenities at neighbouring properties. Members may conclude that the current proposal imposes greater impact upon residential amenities than the previously approved scheme, but this does not necessarily mean that the impact is unacceptable in planning policy terms. It is higher having more presence but not so detrimental to be objectionable.

In terms of privacy the new bungalow includes windows that face towards neighbouring properties. The changed land levels result in these windows being higher than previously approved and as a consequence there has been some rearrangement of the fenestration. Dealing firstly with the relationship between the new bungalow and 161 Pastures Hill, I am satisfied that whilst new views would be created (in the north east facing side elevation), these would not unacceptably affect privacy at 161 Pastures Hill as they would mainly face towards the blank side elevation of this neighbouring property and there would still be over 10m between the two properties.

Windows on the south eastern and south western elevations would look towards 163 Pastures Hill and properties accessed from the adjacent private driveway. In terms of the relationship with the original house at 163 Pastures Hill, I consider that overlooking of the garden is acceptable given the distances involved. There would not be any unacceptable overlooking of the dwelling. In terms of properties accessed from the private drive, there would be views towards neighbouring properties,

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particularly 169 and to some extent 167 Pastures Hill. Having viewed the situation from within the new bungalow and the original house at 163 Pastures Hill, I cannot conclude that the new bungalow, as built, provides significant new views that would unacceptably undermine privacy at these neighbouring dwellings. The views from the original 2 storey house are fairly extensive and in my view the new dwelling does not particularly extend the level of overlooking. I have viewed the new bungalow from within 169 Pastures Hill, and whilst I note that the new building can be seen from this dwelling and as such there may be some perceived loss of privacy. In my view it would be indefensible, on planning grounds, to conclude that there would be any unreasonable loss of privacy. The projecting gable roof above bedroom 2 prevents there being any great sideways views from the window in bedroom 1 (upstairs) and there are no windows on the side elevation of this projecting gable.

The new dwelling has a patio to the rear and there is little doubt that levels have been raised to create this area. However despite the land level changes in the local area, views from the patio and patio doors leading to the ground floor rooms are not overly intrusive. Planting along the northern boundary of 169 Pastures Hill helps to reduce views and the proposal does include a landscaping scheme that would provide an additional visual buffer.

Whilst the side driveway is in private ownership, it would be unreasonable to afford it the same weight, in terms of amenity impact, as a private garden or dwelling house. In fact, some additional surveillance of the driveway could add to its safety.

In terms of massing, whilst the proposed bungalow is indeed higher than the previously approved scheme, in this context I do not consider that there would be any overbearing effects of massing that would unacceptably affect residential amenities. I am also satisfied that the new dwelling would not cause unacceptable loss of light to neighbouring properties.

7.4. Impact upon highways

The principle of a new dwelling on this site has been established and accepted with regards to highways and traffic safety. Key issues at this stage are the width of the driveway access and the provision of suitable drainage to prevent run-off onto the public highway. The City Council's Highways team are satisfied that these matters can be dealt with by condition.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The Local Planning Authority is satisfied that the development is acceptable in terms of its design and impact upon the character of the street scene and the amenity of neighbouring residents. The development is also considered to be acceptable in terms of off-street parking provision and highway safety issues.

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8.3. Conditions:

The proposed conditions listed below are provided in an abbreviated format and the final precise wording of the conditions will be fleshed out by officers if members resolve to grant permission.

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.

3. Within 2 months of the date of this permission a dropped vehicular footway crossing serving the site has been widened by an additional 1.8m (2 kerbs) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the rights of the public to the use and enjoyment of the 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.

4. Within 2 months of the date of this permission the access driveway shall be constructed with provision to prevent the discharge of surface water from the site onto the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. 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 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.

5. Condition requiring the submission of a landscaping scheme showing the layout and number of trees, shrubs and other proposed vegetation - to be agreed in writing.

Reason: To protect amenities of nearby residential properties 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 implementation of the agreed landscaping scheme and the maintenance of that scheme for a period of 5 years.

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Reason: To protect amenities of nearby residential properties 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.

7. No new windows or other openings shall be inserted into the south western side elevation (facing towards 169 Pastures Hill).

Reason: To protect amenities of nearby residential properties 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. No gates shall be erected at the access to the development less unless set back 5.5m from the public highway. Such gates shall open inwardly only.

Reason: To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and to protect the free and safe passage of traffic, including pedestrians, in the public highway

8.4. Informative Notes:

- 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 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

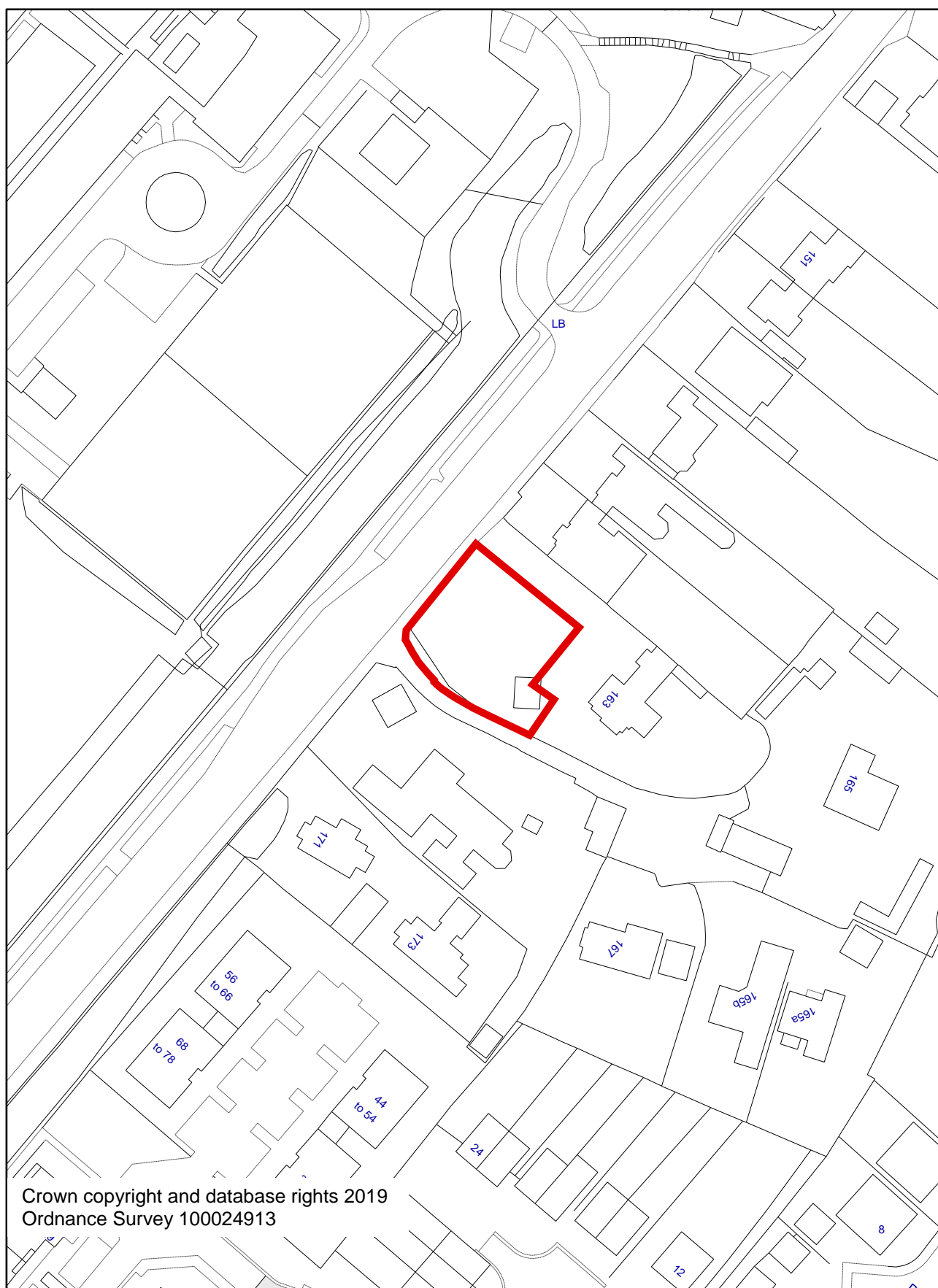
8.5. Application timescale:

The 8 week time frame ends on 29th May 2019, an extension of time has been sought until 7th June 2019.

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Committee Report Item No: 2

Application No: 19/00543/FUL

Type: Full Planning Application

1. Application Details

1.1. Address: Site of 39 Penny Long Lane, Derby.

1.2. Ward: Darley

1.3. Proposal:

Substitution of house types to all plots (3 dwellings)

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/00543/FUL>

Brief description

This full application relates to a residential plot at 39 Penny Long Lane, which has an extant Reserved Matters approval for demolition of the existing dwelling and the erection of three dwellings on the site. The approval was granted in December 2017, ref: DER/05/17/00575 under an outline permission ref: DER/06/15/00842, which gave approval for means of access.

The site is a triangular shaped plot which fronts Penny Long Lane and has a long flank boundary onto Broadway. There is an existing vehicular access to the rear of the plot onto Broadway, with the principal access on Penny Long Lane. The existing two storey dwelling is on the end of a row of three similar houses. The site lies opposite the Leylands Conservation Area, which is to the west of Penny Long Lane.

There are various trees in the existing curtilage, although some of the trees which were located towards the rear of the plot have now been felled. None of the trees are protected by a Tree Preservation Order.

The current proposal seeks a substitution of house types of the three approved dwellings. A detached garage on Plot 1 would also be omitted. The revised house types are three and four bedroom units and Plot 2 has an integral garage. They all have a slightly larger footprint than the approved scheme, although the overall design and form are comparable. The elevational treatment is contemporary in appearance, using blue brick and coloured render and large glazed openings to the principal elevations.

The proposed access arrangement for the three dwellings is similar to that on the approved scheme, which gives off-street parking and turning space for two or three vehicles on each plot.

There are some retained trees on the site, which are indicated for retention although none are protected by a Tree Preservation Order.

2. Relevant Planning History:

Application No:	05/17/00575	Type:	Approval of Reserved Matters
Decision:	Granted Conditionally	Date:	01/12/2017
Description:	Demolition Of Dwelling House. Residential Development (Three Dwellings) - Approval Of Reserved Matters Of Appearance, Scale And Landscaping Under Outline Permission DER/06/15/00842		

Committee Report Item No: 2

Application No: 19/00543/FUL

Type: Full Planning Application

Application No:	06/15/00842	Type:	Outline (with access & layout)
Decision:	Granted Conditionally	Date:	18/1/2016
Description:	Demolition Of Dwelling House. Residential Development (Three Dwellings)		

3. Publicity:

Neighbour Notification Letter (2 letters)

Site Notice

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

4. Representations:

Twenty seven objections have been received to the application, including one from Cllr. Repton. The main concerns raised are as follows:

- Significant changes to the proposed dwellings, not in keeping with approved scheme
- Development out of keeping with character of the area
- Proposed dwellings are larger than approved
- Should be considered as a new application
- Insufficient space from existing dwellings resulting in loss of amenity
- Proposed dwellings have tall rooflines so could become three storey
- Inadequate bin storage
- Japanese Knotweed needs to be treated
- Pedestrian safety at junction with Broadway

5. Consultations:

5.1. Highways Development Control:

Recommendation:

The Highway Authority has No Objections to the proposals.

Observations:

The principle of the development has already been established in respect of historic application 05/17/005765.

In highway terms, the proposals will result in changes to the dwellings only, with no material changes to the means of access proposed

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

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Application No: 19/00543/FUL

Type: Full Planning Application

Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

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

- CP1a) Presumption in Favour of Sustainable Development
- CP3 Placemaking Principles
- CP4 Character and Context
- CP16 Green Infrastructure
- CP20 Historic Environment
- CP23 Delivering a Sustainable Transport Network

Saved CDLPR Policies

- GD5 Amenity
- H13 Residential Development – General Criteria
- E18 Conservation Areas

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 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. Design and Amenity

7.2. Access and Parking

7.3. Other Environmental Impact

7.1. Design and Amenity

This is a full application to amend the house types approved under a previous approval of Reserved Matters ref: DER/05/17/00575, which was granted in December 2017. The approved development is for three dwellings and a detached

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Type: Full Planning Application

garage to be sited on a residential plot on the junction of Penny Long Lane and Broadway. The existing dwelling on the plot is to be demolished. The development has not yet been implemented, although the access onto Broadway appears to have been brought into use and some trees and vegetation removed from the rear of the site.

The current Reserved Matters approval is extant and can be implemented up to December 2019. Therefore, the 'in-principle' issue of redeveloping this site and the overall form of the development has been established previously.

The current proposal for a substitution of house types, seeks changes to the three approved dwellings, in terms of their footprint, layout, design and elevational treatment. Their general positions within the site and layout of the plots are as previously approved. The approved detached garage on Plot 1 is proposed to be omitted, although the parking spaces would still be provided within the plot.

7.1. Design and Amenity

The proposed house types for the three plots would be a little larger than those already approved, in respect to the footprint of each unit and some of the room sizes. Both Plots 1 and 2 would have projecting sections on both front and rear elevations and Plot 2 would also include an enlarged bedroom above the integral garage, such that this element is now proposed to be two storeys. The footprint of Plots 1 and 2 have been shifted back slightly in the plots, so they are more in line with the position of 37 Penny Long Lane. Plot 3 is in a similar position to the approval and would have an additional single storey rear section with a flat roofline and atrium.

I have noted the concerns of local residents about the increased size and siting of the revised house types and the adverse impacts on amenity. The proposal must still be considered with regard to place making principles and residential amenity as set out in Policies CP3 and CP4 of the Derby City Local Plan – Part 1 (DCLP1) and saved Policies H13 and GD5 of the City of Derby Local Plan Review (CDLPR).

The relationship of the proposed dwellings with the existing property at No.37 is still considered to be an acceptable one, despite the enlarged floor areas and slightly amended layout. The dwelling at Plot 2 has been set back, such that it is more in line with the front of 37 and projects approximately 1 metre beyond its front elevation. In my view the massing and daylight impacts on the front of No.37 are actually less than with the approved scheme, even with the increased height of the garage element. In relation to Plot 3, the additional rear section of the dwelling is all single storey and would not result in any substantive overlooking of No.37, particularly given the 1.8 metre high boundary fencing along the shared boundary. No other nearby properties are materially affected by the proposed development, since they are a substantial distance from the site.

There is also a requirement to form a high quality living environment for the occupants of the dwellings in line with the intentions of saved Policies H13 and GD5 and DCLP1 Policy CP3. The larger scale of each dwelling, inevitably results in a smaller amount of outdoor garden space per plot. Having said that, there are no minimum standard sizes for private amenity space set out in planning policy. A 10 metre garden depth which is often applied is guidance only and intended to protect

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privacy for residents. In terms of the garden space for the three revised plots, each would have a generous private outdoor area, which would not be unduly overlooked. Whilst Plot 2 may have a minimum depth of 9 metres and Plot 3, a 6 metre depth, the garden area when taken as a whole would provide a pleasant and secure environment for the future residents. The proposed layout of the dwellings would also avoid undue massing or overlooking of each plot. Plots 1 and 2 face onto a blank elevation of Plot 3 so I am satisfied that there would be a satisfactory level of privacy and amenity for the occupants, meeting the requirements of the relevant amenity policies.

The external appearance and elevational treatment of the three dwellings has been altered to reflect the amended layout and form of each unit. A contemporary appearance to the house types is proposed, with the use of large glazed openings and timber cladding, coloured render and blue brick for the facades. This approach is comparable with the recently built houses fronting Broadway and the proposed design is therefore considered to generally fit in with the character of the surrounding streetscene.

Plots 1 and 2 lie opposite the Leylands Conservation Area, which lies to the west of the site. The contemporary approach to the design of the dwellings is considered to have a neutral impact on the setting of the Conservation Area and would not result in any harm to the character and setting of this heritage asset.

Overall, the design and scale of the revised house types is considered to be in keeping with the surrounding urban context and protects the significance and setting of the nearby Conservation Area. The proposal is therefore considered to meet the design principles and amenity requirements in the relevant policies CP3, CP4 and CP20 of the DCLP1 and saved Policies H13 and GD5 of the adopted CDLPR.

7.2. Access and Parking

The proposed access arrangement for each plot has not been altered from the approved scheme. The proposal is to use existing access points onto Penny Long Lane and Broadway and form parking and turning provision within the curtilages of the plots. Plots 1 and 3 would have two parking spaces, whilst Plot 2 is provided with 3 spaces plus an integral garage.

The previously approved garage on Plot 1 is omitted, although the parking provision for each dwelling would be adequate to serve the development.

The Highways Officer considers that there are minimal changes in access and parking arrangement from the previous approval, so consequently there are no adverse highway safety implications arising from the proposal. The proposal would therefore accord with the requirements of Policy CP23 of the DCLP1.

7.3. Other Environmental Impacts

There are trees within the site, which are not covered by a TPO. Under the approved scheme a small number of trees were identified for retention, to the front of Plot 1 and in Plot 3. Since that approval trees which were within Plot 3 have been removed. The retained tree to the front of Plot 1 is still in situ and would no longer have a garage erected close to its root protection area.

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This is of benefit to the retention of the tree and subject to tree protection measures being implemented, this tree would be adequately protected during construction. This can be secured by a suitable planning condition. Given that other trees on the site have been removed, it is appropriate in my view to secure a landscaping scheme for the development, which includes native tree and shrub planting. This can be secured through a planning condition and would accord with the intentions of DCLP1 Policy CP16 to safeguard green infrastructure.

Some third party representations have referred to Japanese Knotweed being present on the site. The removal of knotweed is controlled under Environmental Health regulations and is not in itself a material planning consideration. It is therefore not a matter which is to be considered in determination of this application.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions

8.2. Summary of reasons:

The proposed house types which form this residential development are considered acceptable in this location and would form a satisfactory form of development and high quality living environment. There would not be significant adverse impacts on residential amenity, highway safety, character and appearance of the streetscene and it would preserve the character of the nearby Leylands Conservation Area. The development would not result in adverse environmental impacts on trees or protected species in the local area, subject to compliance with planning conditions.

8.3. Conditions:

The proposed conditions listed below are provided in an abbreviated format and the final precise wording of the conditions will be fleshed out by officers if members resolve to grant permission.

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.

3. Condition to control details of the external materials as specified on the approved plans.

Reason: To ensure that the external appearance of the building is satisfactory and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review.

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4. Condition to secure details of stone boundary wall to be formed as part of approved development.

Reason: To ensure a satisfactory external appearance of the development in the interests of visual amenity 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.

5. Condition to secure approval of landscaping scheme to include details of native tree and shrub planting.

Reason: To ensure that appropriate landscaping proposals are carried out as part of the development to safeguard and enhance the visual amenities 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 to require tree protection measures for retained trees to be carried out during construction period in accordance with details to be submitted and agreed.

Reason: To protect trees and other vegetation on and adjoining the site during the course of construction works in order to preserve the character and amenity 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.

7. Condition to secure obscure glazing the first floor windows on the north rear elevation of Plot 3.

Reason: To protect amenities of nearby residential properties at 37 Penny Long Lane 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.

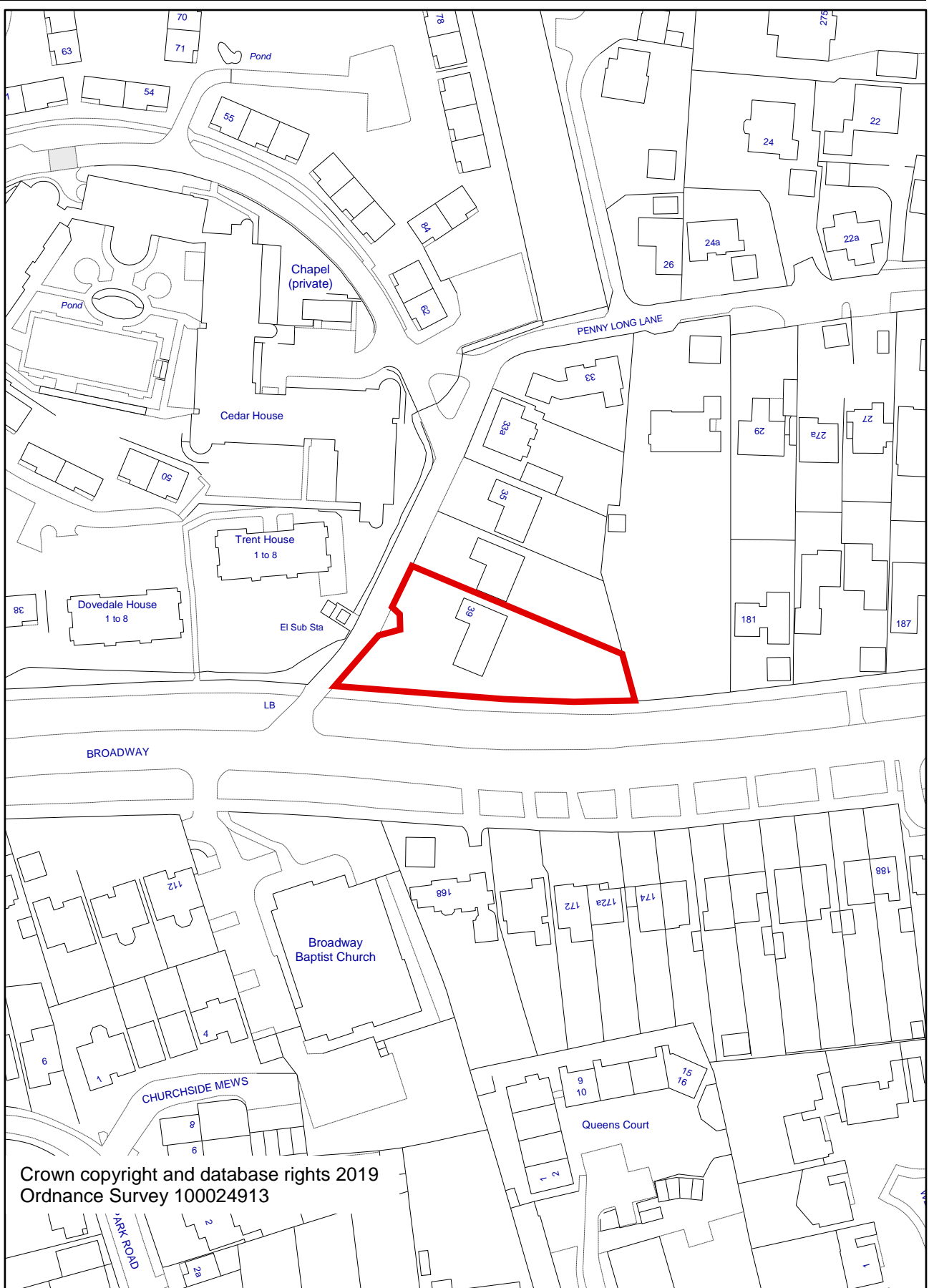
8.4. Application timescale:

The target date for determination of the application is 6 June 2019.

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Type: Full Planning Application



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Committee Report Item No: 3

Application No: 19/00057/FUL

Type: Full Planning Application

1. Application Details

1.1. **Address:** 74 Burlington Way, Mickleover.

1.2. **Ward:** Mickleover

1.3. **Proposal:**

Two storey side and single storey rear extensions to dwelling house (garage, utility, kitchen/dining/family space, bedroom and en-suite).

1.4. **Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/00057/FUL>

Brief description

74 Burlington Way is a residential plot situated on the south side of the street accommodating a detached house with a garden area to the rear and hardstanding for vehicle parking to the front.

The plot is bounded by other residential plots to the east and west. Planning permission is sought for the erection of a two-storey side extension to the house's western elevation and a single storey extension to the rear.

2. Relevant Planning History:

None.

3. Publicity:

Neighbour Notification Letter

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

4. Representations:

One representation has been received in objection on the following points:

- The submitted plans contain inaccuracies;
- The proposed rear extension would reduce light to the neighbouring kitchen window;
- If built to the boundary, the roof of the side extension would overhang the boundary and over sail the neighbouring plot;
- The proposed extensions would be out of character with the area.

5. Consultations:

None.

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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

CP3 Placemaking Principles

CP4 Character and Context

Saved CDLPR Policies

GD5 Amenity

H16 Housing Extensions

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%202017.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 Amenity

7.2. Design and Visual Amenity

7.1. Residential 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, parking and traffic generation. The policy is reinforced by the provisions of saved policy H16 Housing Extensions which also requires the creation of a "satisfactory

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living environment" which in turn is supported 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" (paragraph 127).

The proposed extension would be visible from surrounding residential plots and so would have some impact on residential amenity, the plot to the west in particular would be affected by some degree of massing and overshadowing by both elements of the proposal. However, this impact could not be convincingly described as constituting "unacceptable harm" in my opinion for the reason that the arrangement of the proposed rear extension relative to the nearest window at the neighbouring house to the west would not result in unacceptable levels of overshadowing or massing. The proposed extensions would be sufficiently distant from other neighbouring plots to limit their impact with regard to overlooking, overshadowing, massing and enclosure to within acceptable levels.

The application has been amended during its lifetime to correct discrepancies and to clarify the relationship of the proposed extension with the site's boundary. It is my overall opinion that the visual impact of the proposed works when viewed from neighbouring residential plots would remain within reasonable limits, that a satisfactory living environment would be maintained for occupants of the application site and neighbouring plots, and that therefore the impact of the proposal on residential amenity would comply with saved policies GD5 and H16 of the adopted City of Derby Local Plan Review.

7.2. Design and Visual Amenity

Saved policy H16 Housing Extensions states that permission will be granted for extensions to residential properties provided that "there is no significant adverse effect on the character and appearance of the dwelling or the streetscene" taking into account design, massing, visual prominence and materials.

The policy also specifically requires that "the first floor of a two-storey side extension is set back to avoid a terraced or cramped effect in the streetscene". The principle of good design is reinforced by adopted policies CP3 Placemaking Principles and CP4 Character and Context which seek to ensure high quality design and a good relationship between proposed development and existing buildings and the local area, and by section 12 of the National Planning Policy Framework (Achieving well-designed places). Adopted policy CP3 Placemaking Principles in particular requires development proposals to "incorporate high quality architecture which is well integrated into its setting and exhibits locally inspired or distinctive character."

In this case, the proposed works would have a visual presence in the streetscene and would be a significant addition to the host building. The requirement of policy H16 that the first floor of the proposed side extension should be set back is not met. The adjacent house to the west has a comparable extension to the one proposed which was approved in 1991. This extension pre-dates the current development plan and the adoption of a requirement for the first floor of a side extension to be set-back. The fact that it has been built means that the proposed side extension would combine with the neighbouring extension to create a terraced effect, which is specifically prohibited by saved policy H16.

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Burlington Way is generally characterised by relatively wide plots with the houses occupying a roughly central position with the areas to either side either clear or accommodating a single storey structure, although there is a degree of variety within the streetscene, notably at the plot immediately adjacent.

The effect of the proposed side extension on the character of the wider streetscene would constitute a “significant adverse effect” through the creation of a terraced effect with the adjacent house. The implications of the proposed works for visual amenity are therefore, on balance, not acceptable in my opinion and would conflict with saved policy H16 of the adopted City of Derby Local Plan Review and adopted policies CP3 and CP4 of the adopted Derby City Local Plan – Part 1: Core Strategy.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To refuse planning permission

8.2. Summary of reasons:

The proposed side extension would, in conjunction with the existing side extension to the neighbouring house to the west, create a terraced effect in the streetscene in contrast with the majority of the wider streetscene. It would, therefore, have an unacceptable impact that would be injurious to the character and appearance of the Burlington Way streetscene. As such, the proposal would conflict with saved policy H16 of the adopted City of Derby Local Plan Review, adopted policies CP3 and CP4 of the Derby City Local Plan – Part 1: Core Strategy and the guidance in section 12 of the National Planning Policy Framework.

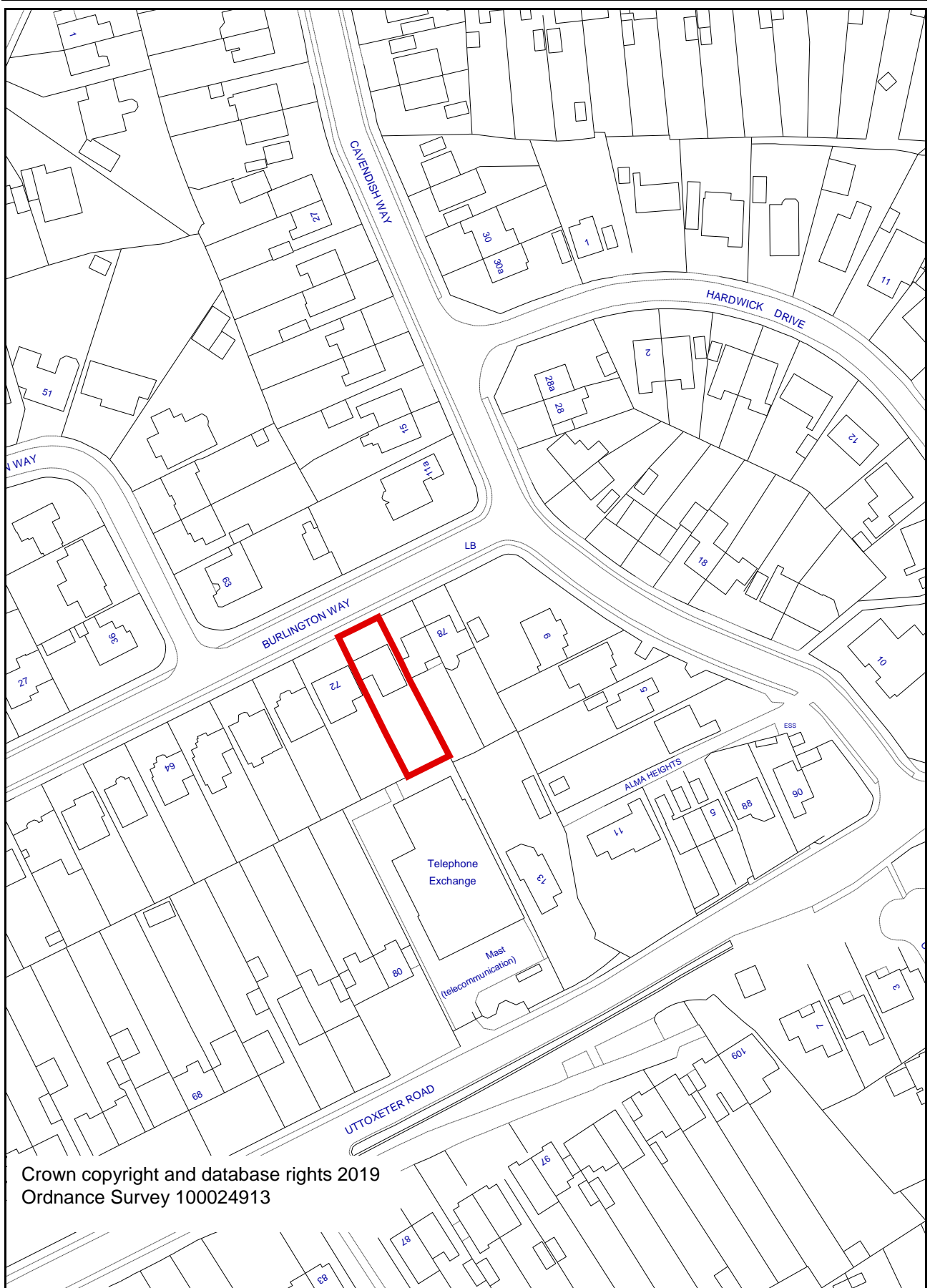
8.3. Application timescale:

The application’s determination period expired on 29 March and an extension of time until 7 June has been requested.

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**Delegated decisions made between
Between 01/04/2019 and 30/04/2019**



Application No:	Application Type	Location	Proposal	Decision	Decision Date
02/18/00178	Full Application	2 The Spot London Road Derby	Change Of Use From Retail (Use Class A1) To A Hot Food Takeaway (Use Class A5)	Approval	01/04/2019
02/18/00272	Full Application	3 Vicarage Road Mickleover Derby	Change Of Use Of Ground Floor From Veterinary Practice (Use Class D1) To Use Classes A1, A2, or A3, Two Storey Side And Single Storey Rear Extensions To Enlarge The Ground Floor Unit And Create An Additional Flat (Use Class C3) At First Floor Level, Installation Of An External Staircase To The Rear Elevation And installation of an external ventilation flue	Approval	26/04/2019
04/18/00536	Full Application	635 Nottingham Road Derby	Installation Of A Verandah At First Floor Level With An External Staircase To The Rear Elevation	Refuse	16/04/2019
08/18/01185	Full Application	494 Nottingham Road Derby (Scoops Express)	Single Storey Rear Extension To Hot Food Takeaway, Installation Of A New Shop Front, Extraction Flue And An Air Conditioning Unit And Engineering Works To The Rear Garden Area To Form A New Staircase	Approval	05/04/2019
09/18/01335	Full Application	18 Agard Street Derby	Change Of Use From Use Class B1(C) To Student Accommodation (32 Apartments) Together With Erection Of A Two Storey Roof Extension And Single Storey Ground Floor Extension	Approval	03/04/2019
09/18/01466	Full Application	69 Fairway Crescent Allestree Derby	1Two Storey Side Extension To Dwelling House (Garage, Utility Room, Bedroom And En-Suite) And Installation Of A Canopy To The Front Elevation	Approval	18/04/2019
10/17/01308	Full Application	21 Western Road	Retention of a single storey side/rear	Approval	16/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Mickleover Derby	extension to dwelling house (W.C.)		
11/17/01467	Full Application	Wetherby Day Centre Wetherby Road Derby	Retention Of Change Of Use From Non-Residential Institution (Use Class D1) And Subdivision To Form To 16 Units And Two Offices (To Use Classes B1, B2, B8, D2, Dog day care, Vehicle Servicing and Display Of Vehicles For Sale). External Cladding Of Building Fascia, Creation Of New Accesses, Subdivision And Hardsurfacing Of Forecourt And Erection Of 2.4m Pallsade Fencing.	Approval	18/04/2019
11/17/01484	Full Application	15 Horwood Avenue Derby	Two Storey And Single Storey Extensions To Dwelling House (Porch, Hall, Sitting Rooms, Study, Games Room, Lounge, Kitchen/Breakfast Room, Orangery, Five Bedrooms And Three En-Suites) And Raising Of The Roof Height And Installation Of Dormers And Roof Lights To Form Rooms In The Roof Space (Bedroom, En-Suite, Gym And Storage)	Approval	02/04/2019
18/01718/FUL	Full Application	15 Sitwell Street Spondon Derby DE21 7FE	Installation of replacement windows	Approval	04/04/2019
18/01738/FUL	Full Application	Land Rear Of 52 Chatsworth Street (access Off Livingstone Road) Derby DE23 6NS	Demolition of garages. Erection of a dormer bungalow (use class C3)	Approval	03/04/2019
18/01744/FUL	Full Application	17 Hayes Avenue Derby DE23 6JU	Two storey side and two storey and single storey rear extensions to dwelling house (kitchen, utility room, w.c., walk through, bedroom, bathroom, en-suite and enlargement of bedroom)	Approval	03/04/2019
18/01772/FUL	Full Application	Land At The Side Of 41 Brisbane Road Derby DE3 9LS	Erection of a bungalow (use class C3)	Approval	09/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		(access Off Hamilton Close)			
18/01811/FUL	Full Application	47 Farnway Derby DE22 2BQ	Single storey rear extension to dwelling (enlargement of kitchen/diner) and erection of outbuilding (garage)	Approval	04/04/2019
18/01828/FUL	Full Application	68 Peet Street Derby DE22 3RF	Retention of single storey rear extension to dwelling house (enlargement of kitchen)	Approval	17/04/2019
18/01829/FUL	Full Application	9 New Road Derby DE22 1DR	Demolition of garage. Erection of outbuilding (garage)	Approval	04/04/2019
18/01830/FUL	Full Application	Flats 1.2.3.4.5.6.7.8.9.10.11.12 Baconsfield House 74 Coleraine Close Derby DE21 6YB	Installation of replacement windows	Approval	23/04/2019
18/01834/FUL	Full Application	217 Uttoxeter New Road Derby DE22 3LJ	Change of use from dwelling house (Use Class C3) to a tattoo studio (sui generis use) including single storey side and rear extensions and installation of a shop front	Refuse	03/04/2019
18/01861/FUL	Full Application	The Former Derbyshire Family Centre Stepping Lane Derby DE1 1GJ	Two storey side extension to form two apartments (use class C3), alterations to the parking layout and felling of a London Plane tree (T16) protected by Tree Preservation Order no. 300 and various works to trees	Approval	25/04/2019
18/01870/FUL	Full Application	22 Camp Street Derby DE1 3SD	Installation of replacement windows to the front elevation	Approval	05/04/2019
18/01884/FUL	Full Application	Windsor Park 112 Blagreaves Lane Derby	Single storey rear extension to nursing home (bedroom and staff room) and installation of access ramp	Approval	12/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 1FP			
18/01894/FUL	Full Application	Site Of 93-95 Wiltshire Road Chaddesden Derby DE21 6FB	Incorporation of land into residential curtilage to form garden and car parking area	Approval	09/04/2019
18/01897/FUL	Full Application	1 Cherrybrook Drive Derby DE21 2SH	Two storey and single storey rear extension to dwelling house (kitchen, dining room, family area and two bedrooms) and erection of 1.8m high boundary fence	Approval	23/04/2019
18/01906/VAR	Variation of Condition	52 Sinfin Moor Lane Derby DE73 5SQ	Demolition of dwelling house. Erection of a replacement dwelling house - variation of condition nos 2, 6 and 10 of previously approved permission Code No. DER/07/18/01046 to increase the height of the dwelling house and supply details of balcony screening and biodiversity enhancement	Approval	10/04/2019
18/01930/FUL	Full Application	Portland Hotel 603 London Road Derby DE24 8UQ	Change of use from Drinking Establishment (Use Class A4) with 6 flats (Use Class C3) to 28 Apartments (Use class C3)	Refuse	10/04/2019
19/00015/OUT	Outline Application	Land Adjacent To 57 Kelmoor Road Derby DE24 0PL	Residential development (one dwelling)	Approval	03/04/2019
19/00025/FUL	Full Application	4 Witham Drive Derby DE23 1QE	Two storey side and single storey front extensions to dwelling house (lounge wet room, bedroom, en-suite and enlargement of hall and sitting room) and installation of dormers to the rear elevation to form rooms in the roof space (bedroom, en-suite, study and storage)	Approval	11/04/2019
19/00036/FUL	Full Application	79 West Avenue North Derby DE73 5SG	Two-storey side and rear extensions (kitchen, kitchen/living space, two en-suites, bedroom and balcony), additional side windows and	Approval	12/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			single-storey side extension (garden store) to dwelling house		
19/00049/FUL	Full Application	Land West Side Of Ascot Drive (behind 619 - 697 Osmaston Road And Adjacent To Ascot Drive Fire Station) Derby	Extension of existing Fire Station to form a new Police Station including formation of car parking and associated landscaping	Approval	18/04/2019
19/00056/FUL	Full Application	142 Sancroft Road Derby DE21 7ES	Two storey side and single storey front extensions to dwelling house (utility, garage, living space, bedroom, bathroom, balcony and enlargement of hall)	Approval	30/04/2019
19/00076/FUL	Full Application	19 Laburnum Crescent Derby DE22 2GQ	Two storey side extension to dwelling house (garage, dining area, bedroom and enlargement of bathroom)	Approval	09/04/2019
19/00083/FUL	Full Application	7 Crabtree Close Derby DE22 2SW	Two storey and single storey side and rear extensions to dwelling house (kitchen, utility, en-suite and enlargement of bedroom) and erection of an outbuilding (workshop)	Approval	29/04/2019
19/00088/VAR	Variation of Condition	42 Brighton Road Derby DE24 8SY	First floor side extension, external alterations and change of use from retail (use class A1) to form four flats (use class C3) - variation of condition 2 and removal of conditions 3, 4 and 5 of previously approved planning permission Code No. DER/06/15/00835 to amend the appearance of the front and side elevations and supply details of materials used	Approval	30/04/2019
19/00090/FUL	Full Application	13 Winchcombe Way Derby DE21 2ES	Erection of a front boundary wall	Approval	23/04/2019
19/00106/CLP	Lawful Development Certificate -Proposed	8 Broom Close Derby DE73 5SN	Single storey side/rear extension to dwelling (enlargement of kitchen)	Approval	29/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00111/FUL	Full Application	276 Uttoxeter Road Derby DE3 9AE	Single storey rear extension to dwelling house (utility room and enlargement of kitchen)	Approval	03/04/2019
19/00119/FUL	Full Application	51 Hartington Way Derby DE3 9BH	Retention of change of use of one room of the dwelling to a beauty clinic (sui generis use)	Approval	12/04/2019
19/00125/TPO	Works to a tree with a TPO	149 Duffield Road Derby DE22 1AH	Various works to trees protected by Tree Preservation Order No. 152	Approval	05/04/2019
19/00126/FUL	Full Application	Land Outside 15 Victoria Street Derby DE1 1ES	Installation Of A Freestanding Structure Featuring Digital Display Screens On Two Sides	Approval	23/04/2019
19/00127/FUL	Full Application	Land Outside 43 East Street Derby DE1 2AU	Installation Of A Freestanding Structure Featuring Digital Display Screens On Two Sides	Approval	23/04/2019
19/00128/ADV	Advertisement Consent	Land Outside 15 Victoria Street Derby DE1 1ES	Display of two LED illuminated display screens	Approval	23/04/2019
19/00129/ADV	Advertisement Consent	Land Outside 43 East Street Derby DE1 2AU	Display of two LED illuminated display screens	Approval	23/04/2019
19/00131/FUL	Full Application	Land Outside Poundland 1 London Road Derby DE1 2AB	Installation Of A Freestanding Structure Featuring Digital Display Screens On Two Sides	Approval	23/04/2019
19/00132/FUL	Full Application	Land Outside Primark 28 - 31 Corn Market Derby DE1 2DR	Installation of a freestanding structure featuring digital display screens on two sides	Approval	24/04/2019
19/00134/ADV	Advertisement Consent	Land Outside Poundland 1 London Road Derby DE1 1AB	Display of two LED illuminated display screens	Approval	23/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00135/ADV	Advertisement Consent	Land Outside Primark 28 - 31 Cornmarket Derby DE1 2DG	Display of two LED illuminated display screens	Approval	24/04/2019
19/00137/FUL	Full Application	19 Ashover Road Allestree Derby DE22 2PZ	Two storey side and rear and single storey rear extensions to dwelling house (utility room, store, shower room, bedroom and enlargement of kitchen and bedroom)	Approval	10/04/2019
19/00140/FUL	Full Application	34 Kintyre Drive Derby DE24 3JZ	Two storey side and single storey rear extensions to dwelling house (cloakroom, kitchen, bedroom, en-suite and sun lounge)	Refuse	23/04/2019
19/00148/FUL	Full Application	3 Thirlmere Avenue Derby DE22 2RX	Single storey side and rear extensions to dwelling (kitchen and sitting/dining area)	Approval	17/04/2019
19/00149/LBA	Listed Building Consent - Alterations	5 The Square Mickleover Derby DE3 0DD	Installation of a replacement door and windows to the front elevation	Approval	23/04/2019
19/00156/FUL	Full Application	1 Denver Road Derby DE3 0PS	Two storey and single storey side extensions to dwelling house (kitchen, utility, w.c. bedroom and en-suite)	Approval	03/04/2019
19/00158/FUL	Full Application	60 Portreath Drive Derby DE22 2RZ	Two storey side extension to dwelling (kitchen, dining room, bedroom and en-suite)	Approval	03/04/2019
19/00165/FUL	Full Application	3 Lilac Avenue Derby DE22 4AS	Two storey side and single storey rear extensions to dwelling house (store, bathroom, utility, sun lounge, bedroom and enlargement of kitchen and bedroom) - amendment to previously approved planning permission Code No. 18/01635/FUL to increase the length of the rear extension	Approval	29/04/2019
19/00168/FUL	Full Application	1 Domain Drive Derby DE73 5WU	Single storey front extension to dwelling house (porch and family room)	Approval	03/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00172/CLP	Lawful Development Certificate -Proposed	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)	Approval	09/04/2019
19/00175/FUL	Full Application	85 Sanderson Road Derby DE21 6QY	Two storey side extension to dwelling house (family room, shower room, utility room, kitchen, bedroom, bathroom and en-suite)	Approval	29/04/2019
19/00181/TPO	Works to a tree with a TPO	40 Kedleston Road Derby DE22 1GU	Crown reduction by 2m using reduction via thinning techniques and cutting back of branches to give 2m clearance of the building of two Oak trees protected by Tree Preservation Order no. 493	Approval	12/04/2019
19/00183/FUL	Full Application	8 Loxley Close Derby DE21 2PU	First floor and single storey extensions to dwelling house (entrance hall, bedroom and en-suite)	Refuse	09/04/2019
19/00187/FUL	Full Application	Land To The Front Of 26 Bramblewick Drive Derby DE23 3YG	Change of Use from public open space to residential curtilage	Approval	05/04/2019
19/00188/FUL	Full Application	Flats 1 And 2, 63 Uttoxeter New Road Derby DE22 3NL	Single storey rear extensions to flats (two lounges and three bedrooms)	Approval	02/04/2019
19/00189/FUL	Full Application	1 Louvain Road Derby DE23 6DA	First floor side extension to dwelling house (games room) including the installation of front and rear dormers	Approval	09/04/2019
19/00200/FUL	Full Application	Land Adjacent To Debenhams Traffic Street Derby	Installation of a freestanding structure featuring digital display screens on two sides and removal of existing payphone kiosks	Approval	26/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00201/ADV	Advertisement Consent	Land Adjacent To Debenhams Traffic Street Derby	Display of two LED illuminated display screens	Approval	25/04/2019
19/00202/FUL	Full Application	Land Adjacent To 808 Osmaston Road Derby	Installation of a freestanding structure featuring digital display screens on two sides and removal of existing payphone kiosks	Approval	25/04/2019
19/00204/ADV	Advertisement Consent	Land Adjacent To 808 Osmaston Road Derby	Display of two LED illuminated display screens	Approval	25/04/2019
19/00207/FUL	Full Application	159 Blagreaves Lane Derby DE23 1PY	Single storey side/rear extension to dwelling house (kitchen)	Approval	01/04/2019
19/00210/FUL	Full Application	33 Field Crescent Derby DE24 0HD	Single storey rear extension to dwelling house (kitchen/dining area)	Approval	29/04/2019
19/00213/FUL	Full Application	3 Shelton Drive Derby DE24 9FB	Single storey side/rear extension to dwelling house (utility and enlargement of kitchen/dining area)	Approval	29/04/2019
19/00214/FUL	Full Application	19 Louvain Road Derby DE23 6DA	First floor and single storey rear extensions to dwelling house (utility, two bedrooms and enlargement of kitchen/dining area)	Approval	10/04/2019
19/00218/FUL	Full Application	25 Charnwood Street Derby DE1 2GU	Change of use of ground floor from offices to a 'hub building' for various support services (sui generis use) for a temporary period of 12 months	Approval	02/04/2019
19/00219/CLP	Lawful Development Certificate -Proposed	27 Farnway Derby DE22 2BP	Single storey rear extension to dwelling house (enlargement of kitchen and dining area)	Refuse	12/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00225/FUL	Full Application	Oak House Nursery 127 Station Road Mickleover Derby DE3 9FN	Single storey rear extension to nursery (washroom, and multi purpose room/storage) and replacement of shed in rear garden.	Approval	17/04/2019
19/00226/FUL	Full Application	8 Liversage Square Derby DE1 2LT	Change of use from residential (use class C3) to a non-residential institution (use class D1)	Approval	12/04/2019
19/00227/VAR	Variation of Condition	371 Duffield Road Derby DE22 2DN	Single Storey Rear Extensions To Dwelling House (Atrium, Dining Area, Guest Room And Two Verandahs) - variation of condition 2 of previously approved planning application Code No. DER/05/18/00810 to change the roof design from flat to hipped and remove the atrium	Approval	11/04/2019
19/00228/TPO	Works to a tree with a TPO	4 Park Grove Derby DE22 1HD	Cutting back of one branch to give 3m clearance of the chimney of a Copper Beech tree protected by Tree Preservation Order no. 111	Approval	15/04/2019
19/00229/FUL	Full Application	85 Boulton Lane Derby DE24 0FF	Two storey side and single storey front extensions to dwelling house (porch, living area, bedroom and en-suite)	Approval	24/04/2019
19/00233/FUL	Full Application	24 Station Road Mickleover Derby DE3 9GH	Single storey rear extension to dwelling house (dining area)	Approval	11/04/2019
19/00235/CAT	Works to Trees in a Conservation Area	41 St Marys Gate Derby DE1 3JX	Removal of two Holly and an Ash tree within the City Centre Conservation Area	Raise No Objection	05/04/2019
19/00237/VAR	Variation of Condition	Royal Derby Hospital Uttoxeter Road Derby DE22 3NE	Extensions To Hospital To Provide Additional Ward Accommodation And Associated Facilities - Variation of conditions 1 and 5 of previously approved planning permission Code No. DER/07/18/01011 to amend the plant deck, cladding and materials schedule	Approval	25/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00238/CAT	Works to Trees in a Conservation Area	9A Cornhill Derby DE22 2GG	Crown lift to 3m of a Yew tree and felling of a group of trees within the Allestree Conservation Area	Raise No Objection	05/04/2019
19/00239/TPO	Works to a tree with a TPO	Land Between 26 And 28 Porters Lane Derby DE21 4FZ	Felling of a Weeping Willow tree protected by Tree Preservation Order no. 124	Approval	16/04/2019
19/00241/FUL	Full Application	1 Hollowood Avenue Derby DE23 6JD	Single storey side extension to dwelling house (garage)	Approval	17/04/2019
19/00243/TPO	Works to a tree with a TPO	54 Sancroft Road Derby DE21 7ET	Cutting back of branches and removal on deadwood overhanging 12 Greenfinch Close from an Oak tree protected by Tree Preservation Order No. 130	Approval	16/04/2019
19/00244/FUL	Full Application	8 Muswell Road Derby DE22 4HP	Single storey rear extension to dwelling (utility and w.c.) and installation of a pitched roof to the existing single storey rear projection	Approval	16/04/2019
19/00247/FUL	Full Application	9 Onslow Road Derby DE3 9JJ	Single storey side extension to dwelling (bedroom)	Approval	16/04/2019
19/00249/FUL	Full Application	36 Kingsley Road Derby DE22 2JH	First floor side and single storey rear extensions to dwelling house (bedroom, en-suite and enlargement of kitchen) and installation of a canopy to the front elevation	Approval	17/04/2019
19/00252/ADV	Advertisement Consent	103 - 105 Park Farm Centre Park Farm Drive Derby DE22 2QQ	Display of three internally illuminated fascia signs and one internally illuminated projecting sign	Approval	23/04/2019
19/00253/FUL	Full Application	17 Middleton Avenue Derby DE23 6DN	First floor side and single storey rear extensions to dwelling house (bedroom, shower room and dining area) and installation	Approval	24/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			of a new roof to the existing front elevation bay window		
19/00254/FUL	Full Application	6 The Hill Derby DE22 1DT	Installation of replacement windows to the front and side elevations	Approval	24/04/2019
19/00259/LBA	Listed Building Consent - Alterations	43 Iron Gate Derby DE1 3FT (Lloyds Bank)	Installation of a replacement ATM with collar	Approval	23/04/2019
19/00262/FUL	Full Application	79 Stenson Road Derby DE23 1JF	Retention of change of use to a hot food takeaway (use class A5)	Approval	23/04/2019
19/00266/CLP	Lawful Development Certificate -Proposed	10 Froggatt Close Derby DE22 2TY	Single storey rear extension to dwelling house (enlargement of lounge and kitchen)	Approval	24/04/2019
19/00270/FUL	Full Application	5 Chaffinch Close Derby DE21 7TA	Single storey side and rear extensions to dwelling (porch and kitchen/dining area)	Approval	23/04/2019
19/00279/FUL	Full Application	23 Woodhall Drive Derby DE23 4RS	First floor side extension to dwelling house (bedroom and en-suite)	Approval	24/04/2019
19/00280/TPO	Works to a tree with a TPO	100 Derby Road Chellaston Derby DE73 6RF	Pollarding once every 3 years and the removal of epicormic growth from the stems up to the pollard heads as and when required of two Lime trees protected by Tree Preservation Order No. 260	Approval	24/04/2019
19/00288/ADV	Advertisement Consent	Highway Verge & Lighting Columns Ashbourne Road And Prince Charles Avenue Derby	Display of one non-illuminated double sided post sign and 37 banner signs	Approval	24/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00289/TPO	Works to a tree with a TPO	1 Vicarage Road Chellaston Derby DE73 6SD	Crown reduction by two metres of a Sycamore tree protected by Tree Preservation Order No. 260	Approval	24/04/2019
19/00290/ADV	Advertisement Consent	Bus Shelter Outside 113 St Peters Street St Peters Street Derby	Display of an internally illuminated double sided digital advertising panel	Refuse	25/04/2019
19/00294/TPO	Works to a tree with a TPO	Derby Grammar School Rykneld Road Derby (Trees Adjacent To 2 Frampton Gardens) DE23 4BX	Removal of two branches ,dead wood and crown thin by 10% of a Sycamore tree, felling of a Sycamore tree, removal of branches from a Poplar tree and cutting back of the branches of an Ash tree protected by Tree Preservation Order no. 78	Approval	25/04/2019
19/00299/PNRH	Prior Approval - Householder	7 Ridgeway Derby DE73 6UL	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 3.5m, height to eaves 2.33m) to dwelling house	Prior Approval Not Required	01/04/2019
19/00301/CLP	Lawful Development Certificate -Proposed	31 Quarn Drive Derby DE22 2NR	Single storey rear extension to dwelling house (enlargement of kitchen and dining area)	Approval	29/04/2019
19/00302/PNRH	Prior Approval - Householder	1 Charnwood Avenue Derby DE23 1NG	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 4m, height to eaves 2.3m) to dwelling house	Approval	16/04/2019
19/00303/CAT	Works to Trees in a Conservation Area	4A Siddals Lane Derby DE22 2DY	Felling of a Conifer tree within the Allestree Conservation Area	Raise No Objection	09/04/2019
19/00306/FUL	Full Application	10 Gisborne Crescent Derby DE22 2FL	Single storey side and rear extensions to dwelling house (garage/store and living/dining/kitchen area), extended raised patio to rear garden, hip to gable roof	Approval	24/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			alterations, installation of a rear dormer and a new second floor side elevation window to form rooms in the roof space - amendments to previous approved planning permission 04/18/00568 to change the design and materials of the rear dormer		
19/00307/FUL	Full Application	10 Heath Avenue Derby DE23 6DJ	First floor side extension to dwelling house (bedroom) with a room in the roof space (en-suite) and rear facing dormer	Approval	24/04/2019
19/00309/CAT	Works to Trees in a Conservation Area	St Werburghs Vicarage Gascoigne Drive Derby DE21 7GL	Works to various trees within the Spondon Conservation Area	Approval	23/04/2019
19/00310/FUL	Full Application	16 Elm Grove Chaddesden Derby DE21 6SF	Two storey rear extension to dwelling house (enlargement of kitchen, bedroom and bathroom)	Approval	29/04/2019
19/00311/FUL	Full Application	16 Fairway Crescent Derby DE22 2NY	Single storey front extension to dwelling house (enlargement of living room and hallway)	Approval	24/04/2019
19/00316/CLP	Lawful Development Certificate -Proposed	15 Walton Drive Derby DE23 1GN	Hip to gable roof conversion, installation of a dormer to the rear elevation and rooflight to the front elevation to form rooms in the roof space (two bedrooms and en-suite)	Approval	29/04/2019
19/00317/FUL	Full Application	7 Olton Road Derby DE3 0PL	Two storey side extension to dwelling house (w.c, utility,, bedroom, store and enlargement of kitchen)	Approval	24/04/2019
19/00332/FUL	Full Application	1 Sunnyhill Avenue Derby DE23 1JP	First floor side extension to dwelling house (two bedrooms and en-suite) and installation of a pitched roof to the existing single storey side projection	Approval	26/04/2019
19/00348/FUL	Full Application	11 Hathersage Avenue Derby	Two storey side extension to dwelling house (covered way, two bedrooms and bathroom)	Refuse	26/04/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 8DB			
19/00362/FUL	Full Application	37 Draycott Drive Derby DE3 0QE	Single storey front and rear extensions to dwelling house (porch and kitchen)	Approval	25/04/2019
19/00368/FUL	Full Application	14 Ingleby Avenue Derby DE23 8DJ	Retention of front boundary gates	Approval	26/04/2019
19/00373/FUL	Full Application	6 Welwyn Avenue Allestree Derby DE22 2JQ	Installation of a dormer window to the front elevation	Approval	26/04/2019
19/00376/FUL	Full Application	19 Brick Row Derby DE22 1DQ	Erection of a raised sun deck with privacy screen to the rear elevation	Approval	29/04/2019
19/00394/PNRH	Prior Approval - Householder	3 Underhill Avenue Derby DE23 8WD	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	15/04/2019