

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	02/10/2019
Other(s)	Ian Woodhead	02/10/2019

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

Planning Control Committee 10/10/2019
Items to be Considered Index

Item No.	Page No.	Application No.	Location	Proposal	Recommendation
1	1 - 14	19/00682/FUL	Land At 398 Duffield Road Derby	Demolition of outbuildings. Erection of four dwelling houses (Use Class C3)	To grant planning permission with conditions.
2	14 - 24	07/18/01098	Site Of 73 Field Rise Littleover Derby	Erection Of Detached Dwelling House - Retention Of Amendments To Previously Approved Planning Permission Code No. DER/06/14/00740/Pri To Amend The Position, Layout And Elevations Of The Dwelling House	To grant planning permission with conditions.

Committee Report Item No: 1

Application No: 19/00682/FUL

Type: Full Planning Application

1. Application Details

1.1. Address: Land at 398 Duffield Road, Darley Abbey.

1.2. Ward: Darley Abbey

1.3. Proposal:

Erection of four dwellings and formation of access road.

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/00685/FUL>

Brief description

The application site covers an area of approximately 0.53 hectares on the eastern side of Duffield Road in Darley Abbey. The setting can be described as a mature suburb environment where properties fronting Duffield Road are predominantly large detached houses set in large plots with a number of mature trees. The site lies within the World Heritage Site Buffer Zone.

To the immediate north is No.402 Duffield Road which has full permission for four dwellings and is currently being constructed. To the east the curtilage boundary backs onto mature gardens of No.6 and No.8 Friars Close. To the south is Thatch Close, a modern residential cul-de-sac. To the west is Duffield Road. Land levels slope from the direction of west to east. One large detached dwelling currently occupies the site which benefits from a mature garden setting containing a substantial number of mature trees and extensive landscaped areas.

All trees are subject to Tree Preservation Order – two orders apply here. The more recent TPO 2008 No.526 covers all the better trees on site, by individual and group categorisations. The site is accessed off Duffield Road and is served by a raised private driveway, located near the southern end of the site frontage. The application is accompanied by supporting documents including an ecology report and arboricultural survey.

Proposal

The application seeks permission for the development of four 2 storey detached dwellings, with a layout arranged around a new private driveway of approximately 95m in length. Plots 2, 3 and 4 would be orientated to face the interior of the site with plots 1 and 3 containing detached garages. Plot 1 would be adjacent to the existing dwelling of No.398.

Plot 1 would measure 13m in width by 12.5m in depth and 9.5m in height. It would contain a pitched roof design with dual gables to its front and twin gables to the rear elevation.

Plot 2 would measure 13m in width, 13m in depth and 9m in height. Similarly to plot 1, it would contain a pitched roof design with dual gables to its front elevation with an integral double garage.

Plot 3 would measure 13m in width, 12.5m in depth and 9.5m in height. Again, the design is consistent with the other plots, containing a pitched roof design with dual

Committee Report Item No: 1

Application No: 19/00682/FUL

Type: Full Planning Application

gables to its front aspect and twin gables to the rear. The associated double garage would be 6.4m by 6m.

Plot 4 would be positioned to the far eastern end of the site and shares similar characteristics with the other dwellings. It would measure 13m by 13m and 9m in height. The main difference is by the inclusion of an attached garage to the principal aspect.

2. Relevant Planning History:

Application No:	DER/04/08/00696	Type:	Full Application
Decision:	Withdrawn	Date:	29/07/2008
Description:	Erection of 14 dwellings at land of No.398 and 402 Duffield Road		
Application No:	DER/04/99/00474	Type:	Outline Application
Decision:	Refused	Date:	27/08/1999
Description:	Erection of 5 dwellings		

3. Publicity:

Neighbour Notification Letter – 8 nearby households.

Site Notice

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

4. Representations:

A total of seven third party objection letters have been received.

Councillor Repton also objects on the following grounds;

- Valuable trees and wildlife would be lost
- For nearby residents there would be a serious loss of privacy, amenity and overlooking
- Previous refused scheme for the combined sites as it would be over intensively developed.
- Proposals for this site together with the site next to it would surely have the same consequence of over intensive development so should be refused.
- Dangers and concerns about another entrance being created onto the main A6 Duffield Road, quite close to the bend coming from the A38 junction.
- Additional numbers of vehicular movement at this location comes with real risk

Other third party representations include the following points of objection:

- Earlier application rejected – what material circumstances have changed since then?
- A number of TPO trees to be removed

Committee Report Item No: 1

Application No: 19/00682/FUL

Type: Full Planning Application

-
- Further exacerbate the morning traffic in Duffield Road
 - It would be difficult to build the house and garage at plot 4 so close to the boundary without the removal of the recently planted Leylandi
 - Site provides a natural habitat for wildlife which would be destroyed
 - Privacy matters as current tree boundary line provides a natural screen
 - Another access road will add to safety risks for cyclists
 - Increase noise pollution
 - Increase pressure on local amenities - school admissions
 - Development would destroy valuable green space and visual amenity of the area
 - Over 50% of the surface would be developed with substantial water run –off
 - Access to and from the site would be dangerous
 - Plot 4 would overlook properties on Thatch Close by principal and secondary windows
 - New access very close to Ferrers Way, Thatch Close and No.402
 - Environmental report fails to acknowledge presence of bats and other wildlife experienced at neighbouring gardens.

5. Consultations:

5.1. Highways Development Control:

The proposal is to build 4 dwelling houses on land to the rear and side of 398 Duffield Road. The properties will be reached by a new private access road of approximately 80m in length. The Applicant is informed the minimum drop crossing to access up to five dwellings off a classified or highly trafficked road is 7.3m or 8 dropped kerbs as opposed to the 10m width proposed (Site Access Plan – 1908/060). That stated the Highway Authority does not object to the proposed widening for reasons of improved access and egress.

The footway will need to be strengthened to the satisfaction of the Highway Authority to accommodate heavy vehicle over-running. It is noted that the access road should also be constructed with this in mind. Further, it is assumed the shared access road will be constructed with a bitmac or asphalt surfacing. The Applicant will need ensure positive drainage is installed so as not to allow surface water to run onto the public highway. The visibility splays are in order although care will need to be taken to ensure the verge beyond the highway boundary is managed so as not to obstruct visibility. Nothing above 0.6m in height (hedge/shrub, wall, fence) should be placed within the visibility splays.

The bin storage/collection area is located within 15m of the highway and is therefore acceptable. Prior to any planning consent given the Planning Authority may wish to consult with the Fire Service to review the position and size of the turning head to confirm whether it is fit for purpose.

Committee Report Item No: 1

Application No: 19/00682/FUL

**Type: Full Planning
Application**

Recommendation

If planning permission be granted I would recommend the following:

- 1) No part of the development hereby permitted shall be brought into use until the access road is constructed with provision to prevent the discharge of surface water from the access road 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 dangers to road users.
- 2) No part of the development hereby permitted shall be brought into use until the existing dropped vehicular footway crossing is widened and available for use and constructed 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.
- 3) No part of the development hereby permitted shall be brought into use until the access is surfaced in a bound material for a minimum distance of 15m rear of the highway boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

5.2. Natural Environment (Tree Officer):

Trees on the site are protected by several TPOs. An area type TPO (No. 212) was made on the whole site. The TPO was confirmed in 1999. Trees within the area type TPO and the adjacent site to the north were assessed for protection with individual and group TPOs in 2008.

TPO No.212 schedule of trees within the application site are:

- T1: Yew
- T2: Cedar
- T3: Lime
- T4: Maple
- T5: Yew
- T6: Yew
- T7: Horse Chestnut
- T8: Lime
- G1: 3 Lime.

Trees on or adjacent to the south west corner of the site are also protected by individual TPOs:

- TPO No. 212 - T1: Horse Chestnut (within site) confirmed 1999.

Committee Report Item No: 1

Application No: 19/00682/FUL

**Type: Full Planning
Application**

-
- TPO No. 154 – T2: Beech (On land fronting Duffield Road south of the site) confirmed 1997.
 - TPO No. 154 – T3: Lime (On land fronting Duffield Road south of the site) confirmed 1997.

A well-produced Arboricultural Impact Assessment (AIA) was submitted to support the application which is welcomed. The AIA includes the tree survey, Tree Constraints Plan (CPP), Proposed Development Plan, AIA drawing, Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) –drawing, AMS and Shade Impact drawing.

The proposed development shows the removal of two Lime trees and a Yew that are protected by TPO No 212; these trees are a Lime within G1 (recorded as T11 within the tree survey) and T3 (recorded as T52 within the tree survey). Both trees are recorded as 'C' categories which I am in agreement with and as such their removal would be acceptable.

Some of the trees (particularly 004 to 008) have in my opinion been given a lower category than they warrant. They have been assigned a 'C' in the tree survey but with a remaining contribution of 20+ years they would normally be assigned a 'B' category. Even with a B category they have limited public amenity and would not justify protection with an individual or group type TPO. Their removal in order to facilitate construction would be acceptable.

Trees to the east of the site within the gardens of 6 and 8 Friars Close have not been considered within the report; I doubt that they would be significant material constraints however they must be assessed to ascertain if plot 4 can be constructed out of RPA's and also inform the TPP. Real efforts have been made to retain the visually important trees that, if the development is permitted, would add maturity to the new development. Whilst there are significant tree removals these are justified either due to their limited public visual amenity and/or their impaired condition and long term retention.

I have no objection to the proposed development subject to the recommendations within the AIA being adhered to. A schedule of arboricultural monitoring must be submitted and agreed. Monitoring to include installation of CEZ's and phasing of CEZ's and non-dig construction as identified within the AIA. The trees in the adjacent properties to the east must also be assessed and if they are a material constraint the AIA must be modified to reflect the constraints.

5.3. Land Drainage:

The proposed development sits within Flood Zone 1 as identified on Environment Agency (EA) flood maps and the Council's Strategic Flood Risk Assessment (SFRA). In addition, the development is not identified as susceptible to surface water flooding according to the EA's surface water flood maps. However, the proposals would introduce a significant additional area of impermeable surface to the existing greenfield garden areas of the existing dwelling (i.e. from roofs, driveways and the access road). If not managed appropriately, the addition of impermeable area on the development will increase the risk of surface water and/or sewer flooding locally.

Committee Report Item No: 1

Application No: 19/00682/FUL

Type: Full Planning Application

Doing so would be in contravention of the principles described in Paragraph 163 of the National Planning Policy Framework (NPPF).

No drainage scheme has been proposed for this development so the application does not demonstrate how surface water generated from on site will be managed to avoid increasing flood risk on site and to adjacent development. Overall, I have no objection to the development at this location provided that it does not introduce increased surface water flood risk. For this reason, planning consent should only be granted subject to the following drainage condition.

5.4. Derbyshire Wildlife Trust:

An Ecology Report prepared by BSG Ecology dated June 2019 is submitted in support of the application. The report presents the results of an Extended Phase 1 Habitat Survey and ecological assessment of the site carried out on 19th June 2019 by a suitably qualified and experienced ecologist. The survey identified the site to comprise a large residential property with associated garages and outbuildings. There is a large regularly mown lawn in the centre of the site, an area of tall ruderal vegetation with bramble scrub in the east of the site and a line of mature trees along the western boundary. An area of mixed plantation woodland is located along the southern boundary and extends through the site.

It is understood that the existing residential property and one of the garages are to be retained. The garages and outbuildings which will be affected by the proposals are classed as having negligible potential for roosting bats and none of the trees within the site were identified as supporting potential bat roosting features. From the descriptions of the buildings provided in the report we would advise that this is likely to be an accurate assessment and we concur that no further survey work in respect of bats is considered necessary. The mixed plantation woodland, scattered trees and hedgerows on the site are considered to provide potentially suitable foraging and commuting habitat for bats.

We therefore concur with the recommendations provided in sections 4.12 and 4.13 of the Ecology Report for the incorporation of a sensitively designed external lighting scheme and the installation of integrated bat roost features in the new dwellings and erection of bat boxes on retained trees on the southern boundary. None of the habitat types that will be lost to the proposed development conform to the priority habitat definitions and, as such, are assessed as being of low ecological value. It is understood that the proposed development will result in the loss of some trees from within the mixed woodland plantation. However it is understood that the majority of trees within the mixed plantation woodland will be retained outside the curtilage of domestic properties along the southern boundary and will be augmented with native understorey planting, which is welcomed. We would therefore advise that a landscape management plan should be provided for all areas of retained vegetation outside the curtilage of the domestic properties which clearly confirms who will be responsible for the maintenance of the retained woodland area along the southern boundary. The submission and approval of a landscaping scheme and a landscape management plan should be secured by planning conditions.

Overall, on the basis of the submitted ecological information, we advise that there are unlikely to be any protected species issues arising with the application and that the

proposed development should not impact upon any habitats of substantive nature conservation value.

6. Relevant Policies:

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

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

CP3	Placemaking Principles
CP4	Character and Context
CP16	Green Infrastructure
CP20	Historic Environment
CP23	Delivering a Sustainable Transport Network
AC9	Derwent Valley Mills World Heritage Site

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. Policy Context

7.2. Design and Layout

7.3. Access, Parking and highway implications

7.4. Residential Amenity

7.5. Trees and Ecology

7.1. Policy Context

This is a windfall site currently in residential use within an established residential area and, as such, it meets the general criteria of policy H13 of the City of Derby Local Plan Review. In principle, it is therefore a suitable location for residential development. The site is within the World Heritage Site Buffer Zone and under Policy AC9 proposals should not have an adverse effect upon the World Heritage Site or its setting. Due to the secluded physical setting of the proposed development, it would not, in my opinion, be visually appreciable nor affect the special character or significance of the nearby World Heritage Site Buffer Zone in which the site is located.

The main policy considerations are whether the site has the ability to create or accommodate a satisfactory form and design of development and provide a high quality living environment. In this case, the site constitutes a windfall site, which would deliver a small number of 4 residential units. It is arguably, a deliverable site, which would contribute towards the city's housing need. This is a material consideration, which must be taken into account in the decision making on this proposal.

It is noted that the housing density provided would be relatively low and given the character and layout of the surrounding area and the position of the protected trees on this site, it is considered reasonable to support this lower density of development proposed under this application. The site is well related to the surrounding built up area and offers the potential for sustainable residential development, similarly to the neighbouring developed gardens of former 396 and 402 Duffield Road. Thus, a use for residential purpose can be supported in policy terms.

7.2. Design and Layout

Plot 1 would measure 33 metres by 16metres would be situated adjacent to No.398 with its principal elevation facing Duffield Road and a double garage on the other side of the access road. Plot 2 (32m by 17m) and plot 3 (26m by 26m) would be located centrally within the site. Both of these plots display reasonable and proportionate dwelling positions with good spacing between each other and minimum 13metres from the site of No.402. Plot 4 (43m by 20m) would be toward the far east

of the application site and positioned to the front of the plot. The main principal elevations would be south facing toward the access road turning head..

The two storey scale and traditional form of the proposed house types would be appropriate in this residential context. Three of the dwellings would present dual front projecting gables to the principal elevation, with bay window features, chimney stack and materials detailing, to create a high quality external form. The dwelling on Plot 4 would be more elongated in its proportions, with a double garage attached to the front aspect. The orientation and layout of the dwellings would give a good composition of bespoke housing with established groups of trees upon the west and southern boundary which make a positive contribution to the character of the development and providing good visual screening from nearby properties to the south of the site. A site section plan shows the topography and slope of the land, whereby plot 2 would be higher than 4. Accordingly, the dwellings would take account of sloped land levels and step down from west to east which varies approximately 4m in land level height.

Given the size, shape and orientation of the application site, it is clear that the site could accommodate a form of residential development for up to 4 dwellings in the layout arrangement. The traditional approach to the building design, the proposal would achieve a high quality form of residential development with the 4 proposed dwellings and 3 detached garages, which would have an acceptable visual impact on the Duffield Road street scene. It is considered to be a suitable form of residential development in this sustainable location, which would be in keeping with the character and urban grain of the surrounding area in line with design criteria in saved policy H13 and adopted policies CP3 and CP4.

7.3. Access, Parking and highway implications

Policy CP23 of the Local Plan states that the City Council will only grant planning permission for development that make safe and appropriate provision for access to and egress to from the development by pedestrians, cyclists, public transport users and the private car. The width of the proposed vehicle access into the development site (5metres) is sufficient to allow for safe entry/exit of passing vehicles into and out of the site. It is considered that the proposed alignment of the private access road, including the geometry of the turning head is practicable, given the proposed layout. The main access to the site would utilise the existing drive access which currently serves No.398. While the proposed scheme would intensify the use of the enlarged access off Duffield Road, the proposed access and splays are considered acceptable. Our Highways Team have assessed whether the required 55metres distance vehicular visibility splay could be achieved at the proposed access point, in both directions. The Highways Officer concludes an appropriate visibility splay could be achieved from the access.

A scheme of this size would not generate significant increases in traffic movement and the access layout from Duffield Road into the site, including driveway and turning head configuration would be acceptable. A number of conditions are suggested in order to ensure a satisfactory form of development in highway terms. While the proposed scheme would intensify the use of the enlarged access with Duffield Road, the proposed internal road layout would be private and is considered acceptable in

terms of highway safety and traffic generation. Appropriate parking provision is given for each of the four plots, with all of them providing double garage space and parking and turning within the curtilage. The Highways Officer has not raised any issue with the proposed parking arrangement, which would not impact on the public highway. The requirements of Policy CP23 are therefore adequately met.

7.4. Residential Amenity

With regard to the impact of the scheme on the amenities of neighbouring residents, the immediate surrounding dwellings are most likely to be effected – No's.402 Duffield Road, No's 6 and 8 Friars Close and the properties to the immediate south along Thatch Close. The proposed plot 1 presents minimal amenity impacts on properties outside the site boundary. Yet the rear aspect is at 90 degrees angle to the front of plot 2, the window to window inter-relationship would be entirely reasonable. It should be borne in mind the site of No. 402 is currently being developed with four houses under construction. The nearest dwelling being built is positioned directly north of plot 2 at a distance of 15m. It contains 2 obscure glazed first floor windows and what with the reduction of window sizes upon the rear first floor of plot 2, amenity impacts between the two properties would be tolerable. Plot 2 would display a flank side facing toward the garden area of No.398, the side gable could be mostly blank brick with only 1 small bathroom window at first floor, thus mitigating any overlooking toward No.398. Plot 3 would reside toward the centre of the site with its rear aspect north facing toward the site of No.402. Some oblique views would be possible to the nearest plots on the site of No.402, but the resulting built relationship with neighbouring properties would be reasonable in residential amenity terms.

In terms of the impacts of plots 2, 3 and 4 upon Thatch Close properties, a number of remaining mature trees would provide green visual screening along the southern boundary, although it would be thinned out from the current thicket of plantation. Plots 1, 2 and 3 would be approximately 30m from the nearest Thatch Close properties, where-as plot 4 would be approximately 10m from No.5 Thatch Close. At present a mature Leylandi hedge occupies the south east corner of the site, which is shown for removal. Yet the layout of plot 4 includes a garage gable wall that would be closest to the boundary with No.5 and first floor principal windows would be over 20m between Plot 4 and No.5 Thatch Close.

The properties beyond the eastern boundary – No.6 and 8 Friars Close are in proximity of the application site. Importantly, half of the eastern boundary is consumed by mature Poplar trees and vegetation growth within the neighbouring curtilage which would screen much of No.8 Friars Close from the development. Although deciduous, their column like stature and lower level branches, even when not in leaf, would still provide a reasonable degree of screening from plot 4. No.6 Friars Close has a large detached garage close to the common boundary and while the east side flank of plot 4 would enclose this part of the eastern boundary there would be no massing or overlooking impacts on No.6. Thus, the layout plan shows a reasonable built relationship between plot 4 and surrounding residential dwellings.

The internal layout of the scheme is entirely satisfactory as the four plots are situated with sufficient distances between each other and orientated so overlooking or

massing affects would be kept to a minimum. There is adequate rear/side garden space for all the proposed dwellings, with varying garden depths dependent on plot size. There is likely to be some degree of shading created by the boundary trees upon plots 3 and 4, which may lead to post development pressure for pruning works to those protected trees. However, any works to the protected trees would be subject to and controlled by any future TPO applications. Plot 3 is perhaps the most affected by shading from the retained trees (T9 and T10 Limes), yet the proposed dwelling would have sufficient space around it not to be unduly dominated by the retained trees. In amenity terms the scheme is therefore considered acceptable.

7.5. Trees and Ecology

The application site is a mature garden with numerous groups of trees along the curtilage boundaries and the site interior. Tree Preservation Order No.526 protects a number of trees on the site. The submission includes a thorough Arboricultural Implications Assessment that identifies all protected trees and confirms the tree measurements, positions, species and condition. A site visit with the Council's Tree Officer confirmed the accuracy of the report with reference to the tree plan showing the root protection area of all trees in conjunction with the four housing plots.

A total of 73 trees are listed on the survey. Trees along the northern part of the Duffield road frontage are not included as they are away from the development area and will be unaffected. Most of the trees are mature, and another third of them are categorised as early-mature. There are a handful of dead and over-mature trees, and a row of small semi-mature Leylandii. More than two-thirds of the recorded trees are evergreen. Conifers are the most numerous amongst the evergreens. One of the mature Cedars (T44) is an A category rating meaning the tree is of high quality. It is shown for retention and will be visually appreciable from the proposed access road. The remainder of trees are deciduous broadleaves. These include five lime trees; two each of silver birch, sycamore and ash; and individuals trees of horse chestnut, poplar, cherry, Norway maple, oak, pear and weeping willow.

To facilitate the proposed development, a number of trees are proposed to be removed. Thirty seven trees would be removed under the proposed scheme. All of the category A or B trees are shown for retention. While cumulatively these trees contribute to the mature setting of the site a large number of these trees are deemed to have C - category status. It is noted the area around plot 4 and the eastern section of the site would lose a large extent of tree cover. Whilst there are significant tree removals these are justified either due to their limited public visual amenity and/or their impaired condition, C category listing or long term retention prospects. The tree plan denotes the plots would not encroach within the zone of root protection and canopy spread for those retained trees. Importantly, both suitable planning conditions and working practices on site will ensure those retained trees are protected.

As stated by the Tree Officer 'real efforts have been made to retain the visually important trees that, if the development is permitted, would add maturity to the new development. Whilst there are significant tree removals these are justified either due to their limited public visual amenity and/or their impaired condition and long term retention'. There are no objections to the proposed development subject to the recommendations within the tree impact assessment being adhered to.

Committee Report Item No: 1

Application No: 19/00682/FUL

**Type: Full Planning
Application**

A preliminary ecological appraisal / habitat survey was submitted to establish ecological implications. The site is considered to provide suitable foraging and commuting habitat for bats. Consequently, Derbyshire Wildlife Trust (DWT) recommend the incorporation of sensitively designed external lighting scheme and bat enhancement measures. Derbyshire Wildlife Trust also confirm that none of the habitat types that will be lost to the development conform to the priority habitat definitions and the ecological value is assessed as low. DWT do not raise objection and consequently ecological implications of the development are deemed to be negligible.

Other matters of drainage have been raised by objectors and the Land Drainage Officer provides comments in section 5.3 of the report. While the proposed built infrastructure would undoubtedly alter the flows of surface water run-off and filtration capacities of the land, there is no reason why an appropriate drainage engineering solution could not be achieved here, subject to a suitable condition.

Based on the above assessment, a recommendation is given to committee to grant permission, subject to conditions.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed application at No.398 Duffield Road for four dwellings would be acceptable in terms of the principle of residential development, the scheme layout and access arrangement and environmental impact. However, it is considered that the site can accommodate some form of residential development and the principle of the use of the site for this purpose is acceptable. The layout of four dwellings would achieve a satisfactory low density form of development that would integrate reasonably well in this mature residential setting. In terms of the implications for residential amenity, highways, local ecology and trees as considered in section 7 of the report, the proposed development would not result in significant adverse effects.

8.3. Conditions:

1. Standard condition (list of approved plans)

Reason: For the avoidance of doubt.

2. Standard condition (time limit)

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.

Committee Report Item No: 1

Application No: 19/00682/FUL

Type: Full Planning Application

3. Landscaping scheme

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.

4. Retained trees and vegetation – protection plan from construction

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

5. Surface water drainage details

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

6. Drop kerb and access road material

Reason: In the interests of highway safety

7. Details of external lighting

Reason: In the interests of residential amenity.

8. Bat enhancement strategy

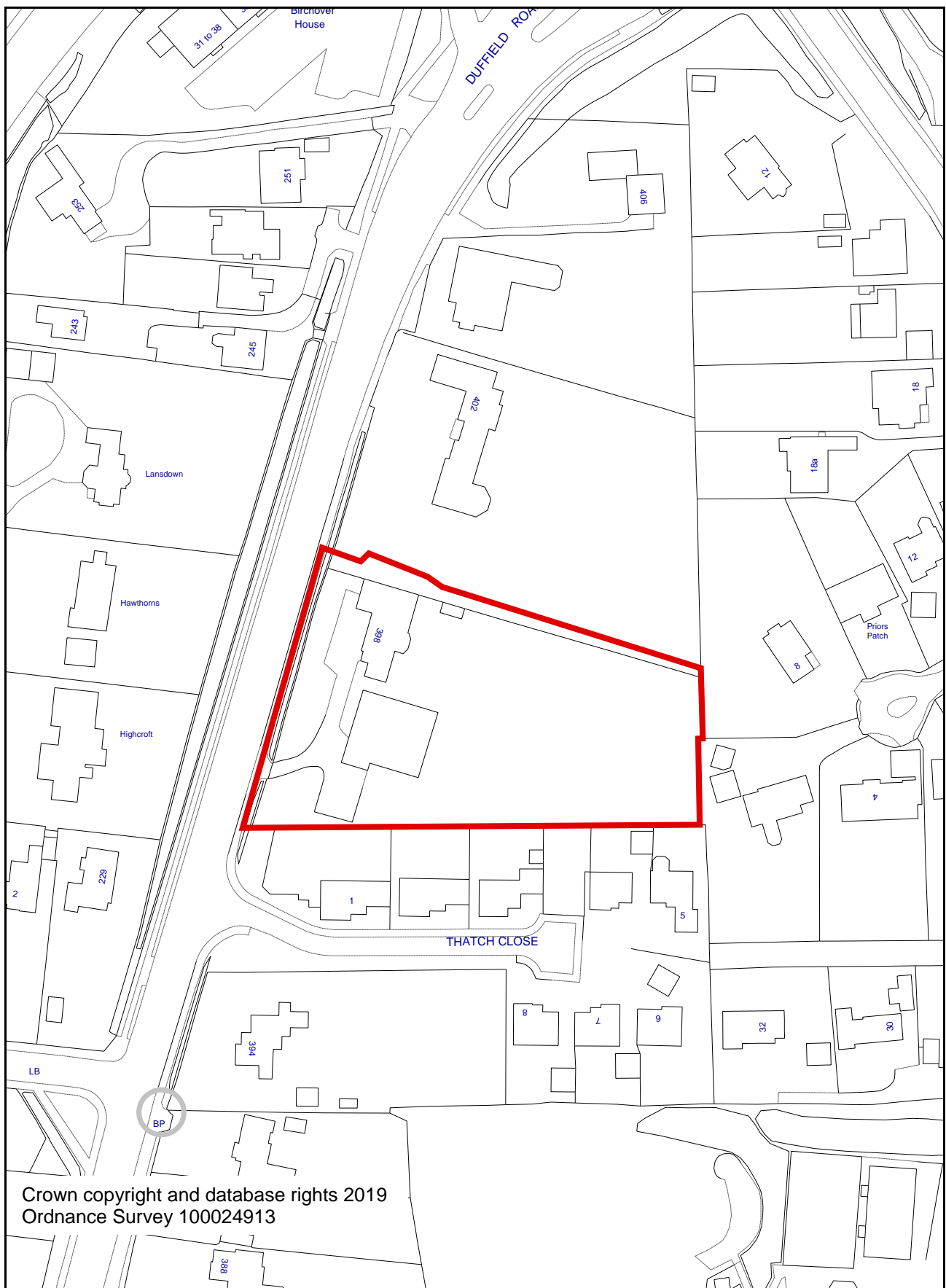
Reason: In the interests of wildlife habitats.

9. No removal of vegetation during nesting season

Reason: In the interests of wildlife habitats

8.4. Application timescale:

The 8 week target date expired 24 August 2019 however a sufficient extension of time has been agreed



Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application

1. Application Details

1.1. Address: 73 Field Rise, Littleover

1.2. Ward: Blagreaves

1.3. Proposal:

Erection of Detached Dwelling House – Retention of Amendments to Previously Approved Planning Permission, Code No. DER/06/14/00740, to Amend the Position, Layout and Elevations of the Dwelling House

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01098>

I would draw Members attention to the recently submitted site layout plans (sheet no. 102 Rev. 'D'), elevations and plans (sheet no. 101 Rev. 'D') and the topographical survey (drawing no. 0001).

Brief description

Full planning permission is sought to regularise the re-development on this site.

The site is located on the south side of Field Rise and it shares boundaries with neighbours at nos. 71 and 75. It is the re-development of a site in a residential area which previously accommodated a detached bungalow.

This full application follows the grant of planning permission in December 2014 for the following description of development... 'demolition of bungalow and erection of detached dwelling house – amendments to previously approved planning permission code no. DER/09/08/01276 to amend the position of the dwelling house and the addition of a basement'.

Members should note that the dwelling is built and occupied.

The changes from the previous planning permission include:

- The layout of the dwelling has been re-positioned to sit closer to the boundary with no. 75 and it has been moved back into the site by some 600mm, at its deepest point, from its previous front elevation position.
- The external footprint of the dwelling as-built is some 10.56m (depth) x 10.99m (breadth) compared to the previously approved dimensions of some 10.20m (depth) x 11.00m (breadth).
- The previous planning permission required the dwelling, under condition 10, to have a lowered finished floor level by 300mm to align with the previous bungalow which occupied the site – which was demolished in the latter part of 2013. This has not been carried out. A recent topographical survey of the site and the dwelling shows that the roof ridge line of the as-built dwelling is lower than the main ridge lines of both neighbours at nos. 71 and 75.
- The elevations of the as-built dwelling include minor changes on the front elevation. These include modifications to the bay window detail at ground floor level on its eastern side, the removal of a string course at cill level at both

Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application

ground and first floor level and alterations to the design of the front door and garage door. The rear elevation of the as-built dwelling does not include a previously included pair of French doors on its western side and the alignment/style of the ground floor windows and French doors and first floor windows have been marginally altered. A side first floor window on the western elevation has been reduced in size and the wrap-around string course at ground and first floor window cill level has been removed from the as-built design.

During the life of the application additional information has been sought and the agent has recently provided a topographical survey, additional details on the site layout plan which includes levels and other on-site ground works and the inclusion of boundary treatment details. Clarification of drainage information has also been provided.

Members will note that the application has generated detailed objections from neighbours and it is clear that the nature of development on this site over a number of years has been a source of on-going frustration. Concerns have also been expressed about the reaction of planning officers in tackling non adherence to previously attached planning conditions and responses to deviations from approved drawings and details.

This has been the subject of separate complaints about process and enforcement procedures and the issue will not be dealt with in this report.

2. Relevant Planning History:

Application No:	06/14/00740	Type:	Full Application
Decision:	Granted with conditions	Date:	18/12/2014
Description:	Demolition of bungalow and erection of detached dwelling house – Amendments to previously approved planning permission code no. DER/09/08/01276 to amend the position of the dwelling house and the addition of a basement’.		

Application No:	09/08/01276	Type:	Full Application
Decision:	Granted with conditions	Date:	13/12/2010
Description:	Demolition of bungalow and erection of detached dwelling house.		

Application No:	05/08/00745	Type:	Full Application
Decision:	Refused	Date:	29/07/2008
Description:	Demolition of bungalow and erection of detached dwelling house.		

Application No:	06/07/01057	Type:	Full Application
Decision:	Refused	Date:	26/07/2007
Description:	Demolition of bungalow and erection of detached dwelling house.		

Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application

3. Publicity:

Neighbour Notification Letters – including re-consultation in August 2019 following the submission of updated information

Site Notice

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

4. Representations:

Detailed objections have been received in relation to the following:

- The nature of development at this site and none adherence to conditions attached to the previous permission – for example condition 10 required the finished floor level of the dwelling to be lowered by 300mm to align with the finished floor level of the previous dwelling on-site.
- The adequacy of the proposed boundary treatment and the impact, in terms of the height and layout of boundary fencing, on the privacy and amenities of neighbouring residents.
- The adequacy of drainage arrangements to serve the development in the context of previous drainage commitments and the impact of surface water run-off/drainage on neighbouring residents.
- The untidy condition and upkeep of the site and the detrimental impact on neighbouring amenities.

5. Consultations:

5.1. Highways Development Control:

There are no objections on highways grounds.

6. Relevant Policies:

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

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

CP3 Placemaking Principles
CP4 Character and Context
CP23 Delivering a Sustainable Transport Network

Saved CDLPR Policies

GD5 Amenity
H13 Residential Development – General Criteria

Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application

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. Design considerations

7.2. Amenity issues

7.3. Highways issues

7.4. Drainage issues

7.5. Other issues

7.1. Design considerations

Members will be aware that since the last application was debated and determined by this committee the Council has adopted a new development plan – the Derby City Local Plan: Part 1 – Core Strategy (DCLP). Together with the relevant saved policies of the adopted City of Derby Local Plan Review (CDLPR) the policies form the basis for determining the application. In the context of design considerations the principal DCLP policies are CP3 and CP4 and the principal CDLPR policies are H13 and GD5.

In terms of built context Field Rise is a suburban location with a range of dwellings, of varying designs, occupying plots of varying sizes. The application site occupies a position almost opposite the cul-de-sac of Orchard Close and it covers a very reasonable area of some 545sqm. The site has a pleasant aspect with the proposed rear garden enjoying a South-East facing outlook.

The dwelling is two storeys in scale above ground level and it accommodates a double gable arrangement on the front elevation with a smaller ‘eye-brow’ gable in the centre, with the main front entrance situated beneath. The habitable room windows would all enjoy front and rear facing outlook and there would only be a

Committee Report Item No: 2

Application No: DER/07/18/01098

**Type: Full Planning
Application**

single first floor level window on both side elevations serving secondary accommodation. The elevations are brick construction and the overall design is, in my opinion, entirely commensurate with its setting.

The dwelling sits closer to its side boundary with no. 75 than its neighbour at no. 71 and whilst the dwelling does not sit entirely within the centre of its own plot there are no reasonable grounds for objecting to such an arrangement given how other neighbouring dwellings are presented within the street.

In my opinion the design of the proposal is entirely reasonable in this location, given the relationship of the proposal to neighbours and the varied form, character and scale of dwellings that exist on Field Rise. In my opinion, the proposal is, therefore, acceptable in design terms and in accordance with policies CP3 and CP4 of the adopted DCLP and policy H13 of the adopted CDLPR.

7.2. Amenity issues

In this case the most affected neighbouring properties are nos. 71 and 75 Field Rise. The proposed dwelling would be sited a minimum of some 0.4m from the side boundary with no. 75 and the nearest part of that neighbouring property is an attached single storey double garage with pitched roof. The main side elevation of the dwelling includes a secondary window at first floor level and the proposed dwelling would be sited some 6.3m from that part of the neighbouring property. In my opinion the relationship is a reasonable arrangement in layout and massing terms given the scale and aspect of that neighbouring property.

The proposed dwelling would be sited a minimum distance of some 2.8m from the side boundary with the neighbour at no. 71 and this distance would extend to some 3.9m at the rear given the layout of the proposed dwelling and angle of the side boundary. The proposed dwelling would extend some 2.3m beyond the rear elevation of the neighbour at no. 71 and this is some 1.5m greater than the footprint of the dwelling under the 2014 permission.

The nearest part of the neighbour at no. 71 has a side single storey garage element that wraps around the side elevation into a two storey pitched roof element. There is a first floor window in the front elevation of that particular component and a side facing window in the main side elevation, which faces the site.

In my opinion the proposed dwelling would not introduce any unacceptable degree of overlooking into the neighbour at no. 71 given the layout of the proposal and the position of habitable room windows. The overall extent of the building footprint is, in my opinion, within reasonable tolerances given the size of the application site. Land levels fall through the site so the neighbour at no. 71 is sited at a lower ground level.

The as-built dwelling has not been built at a lowered finished floor level as required by condition 10 of the previous permission. However, I am satisfied that the overall height and massing impact of the dwelling are within reasonable tolerances in this case given the relationship of the proposed dwelling to that neighbouring property and the separation distances involved. The proposed dwelling would also be sited marginally further away from no. 71 compared to the layout under the 2014 permission. In my opinion, the proposal is, therefore, acceptable in amenity terms and in accordance with saved policies H13 and GD5 of the adopted CDLPR.

Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application

The proposal includes boundary fencing along both sides and the rear site boundary. The height of the proposed fencing would increase towards the rear, southern, boundary and I am satisfied that the fencing would provide reasonable screening of the rear garden to safeguard privacy/amenities for existing and future occupants of the dwelling and for neighbours at nos. 71 and 75. The neighbour at no. 71 has raised concerns about the extent of the boundary fencing proposed for that side boundary and the height of the fencing given the lower ground level at no. 71. The ground at no. 71 is some 400mm lower and the fencing along the rear part of that side boundary would stand 2.2m in height from the site patio level. I am satisfied that the boundary treatment is reasonable in this context and the agent has agreed to erect the fencing within 3 months of any permission being issued.

7.3. Highways issues

My colleague in Highways Development Control considers that the amendments to the position, layout and elevation do not cause any highways concerns and in view of this there are no objections. The application is, therefore, in accordance with policy CP23 of the DCLP.

7.4. Drainage issues

The site is not located within a flood zone and there are no identified overland flow issues to consider. As such this application process has not involved colleagues in the Land Drainage Team.

The agent has confirmed that the drainage arrangements to serve the development have been installed in accordance with their consultant's recommendations. Any issues that may arise between the developer and other drainage bodies, such as Severn Trent Water Ltd., would be outside of the planning process.

The neighbour at no. 71 remains concerned about the adequacy of surface water drainage solutions to serve the development. Members will recall a similar debate at the last meeting surrounding the retrospective application for the dwelling at 163A Pastures Hill, Littleover (code no. 19/00997). For consistency, I recommend the inclusion of a similar safeguarding condition to address the issue of surface water drainage and neighbouring amenities.

7.5. Other issues

Some neighbouring residents, together with Councillor Skelton, have expressed strong concerns about the nature of this development, none adherence to planning conditions and previous drawings and the time it has taken the developer to submit this retrospective application. The development has been ongoing for a number of years and I acknowledge that neighbours and others have had to contend with intermittent development activity and the implications of such.

The submission of this retrospective application is an acceptable and established procedural approach to deal with the as-built changes and other amendments to the scheme in this case.

This application has been determined on its planning merits. In its context the proposal is a reasonable form of residential development in terms of its layout, scale

Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application

and mass, relative to neighbouring properties and, in my opinion, the development is acceptable within the wider street-scene. As such, the proposal accords with policies CP3 and CP4 of the DCLP and saved policies GD5 and H13 of the adopted CDLPR.

Given the time involved with this development and the need to draw this development to a conclusion I have drafted safeguarding conditions with specific timeframes to ensure that the necessary details are implemented. These timings have also been agreed with the agent.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

In the opinion of the Local Planning Authority the development, as-built, is an entirely reasonable form of development in terms of its layout, scale and mass in this location and it is commensurate with the general scale of the prevailing street-scene. There are no over-riding residential amenity impacts, in terms of the mass of the dwelling, its height from ground level or overlooking issues, to warrant refusal of this application and there are no objections to the application on highways grounds. The application has been supplemented by information to demonstrate ground levels and building heights of neighbouring residential properties to support the application and, subject to the conditions below, the proposal accords with the provisions of the Development Plan.

8.3. Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site location plan, block plan and site layout plan - sheet no. 102 Rev. 'D'.
- Elevations, plans, images and fencing details – sheet no. 101 Rev. 'D'.
- Topographical survey – drawing no. 0001.

Reason: For the avoidance of doubt.

2. Unless otherwise agreed in writing by the Local Planning Authority, the boundary treatment details as shown on site plan sheet no. 102 Rev. 'D' and sheet no. 101 Rev. 'D' shall be implemented within 3 months of the date of this permission.

Reason: To ensure a satisfactory external appearance of the development in the interests of visual amenity and in accordance with saved policies GD5 and H13 of the adopted City of Derby Local Plan Review.

3. Unless otherwise agreed in writing by the Local Planning Authority, details demonstrating the adequacy of the existing as-built surface water drainage

Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application

system or additional measures to address the discharge of surface water from the site onto neighbouring land, shall be submitted to and agreed in writing by the Local Planning Authority within 2 months of the date of this permission. Any necessary drainage details shall be implemented within 4 months of the date of this permission and retained for the life of the development

Reason: To ensure the provision of satisfactory drainage arrangements and in accordance with saved policy GD5 of the adopted City of Derby Local Plan Review.

4. The development shall be served solely by the existing vehicle access to the site, as shown on site plan sheet no. 102 Rev. 'D', and no additional vehicle accesses shall be created from Field Rise.

Reason: For the avoidance of doubt and to minimise the danger, obstruction and inconvenience to users of the site and the highway and in accordance with policy CP23 of the adopted Derby City Local Plan – Part 1: Core Strategy.

5. Within 2 months of the date of this permission the bat box, as shown on site plan sheet no. 102 Rev. 'D', shall be installed and retained for the life of the development.

Reason: In the interests of accommodating protected species on-site, in the interests of general environmental amenity and in accordance with saved policy GD5 of the adopted City of Derby Local Plan Review.

6. Notwithstanding the provisions of Part 1 Class A, Class B, Class C, Class D, Class E, Class F and Class G (but excluding Class H) of the Town & Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 and all other Orders revoking or re-enacting that Order no external alterations or extensions to the hereby approved dwelling house shall be implemented without an application for planning permission being submitted to and hereby approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control in the interests of the amenities of nearby residents and in accordance with saved policy GD5 of the adopted City of Derby Local Plan Review.

7. The 'basement store' shall be used only for purposes incidental to the enjoyment of the dwelling house and shall not be used for or in connection with any trade or business.

Reason: To preserve the amenities of adjacent residential properties and in accordance with saved policy GD5 of the adopted City of Derby Local Plan Review.

Committee Report Item No: 2

Application No: DER/07/18/01098

**Type: Full Planning
Application**

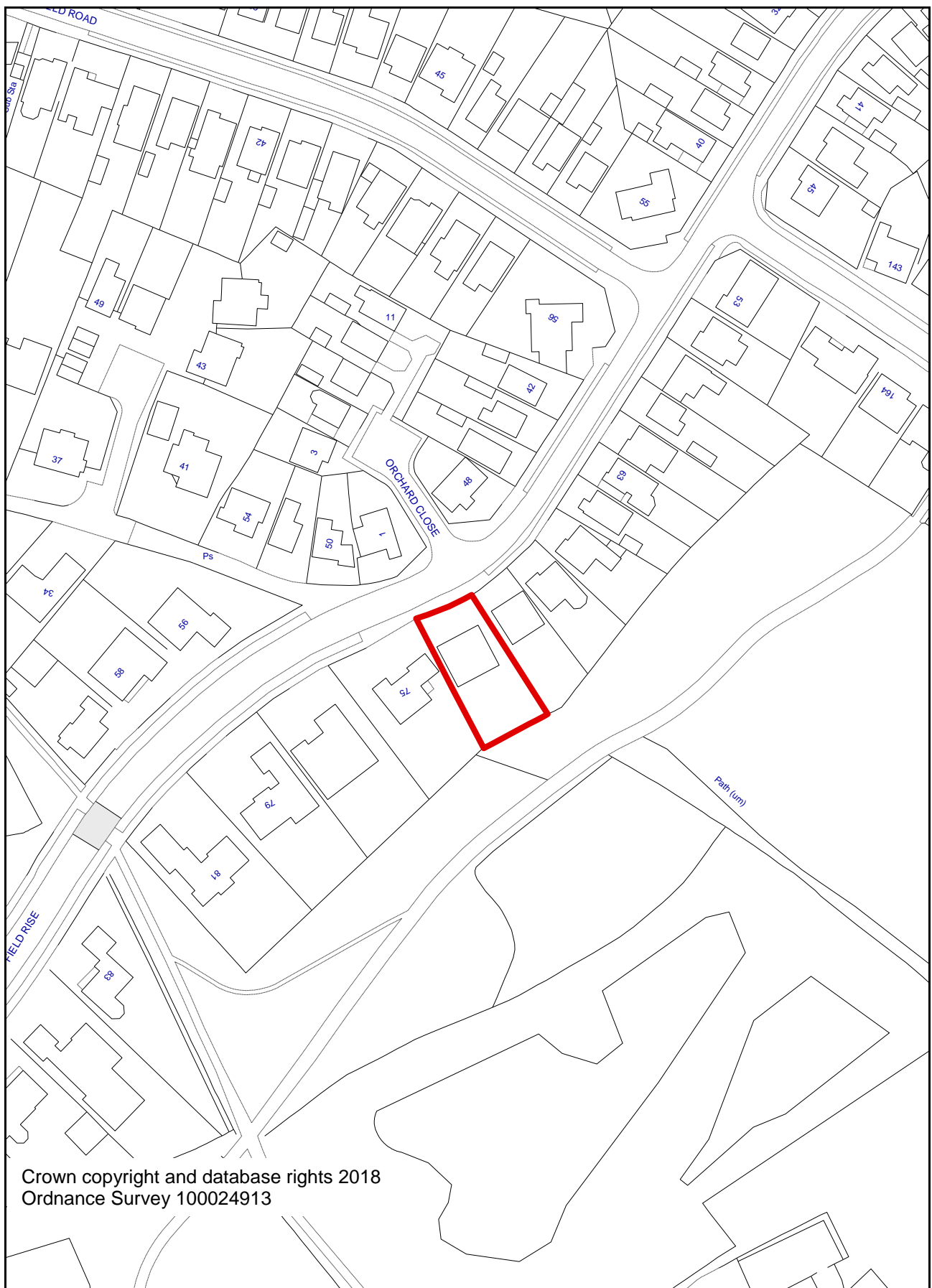
8.4. Application timescale:

The application has been held in abeyance pending the submission of additional information which was submitted in August 2019 and neighbours were re-notified accordingly. The previous Chair, Councillor Wood, indicated that the updated information was required before the application was presented to committee. The agent has agreed an extension of time to accommodate the extended application timeframe.

Committee Report Item No: 2

Application No: DER/07/18/01098

Type: Full Planning Application





Delegated decisions made between Between 01/08/2019 and 31/08/2019



Application No:	Application Type	Location	Proposal	Decision	Decision Date
04/18/00543	Compliance/Discharge of Condition	Land At Side Of 2 Grimshaw Avenue Alvaston Derby	Erection Of Dwelling House - Discharge Of Condition Nos 3, 4, 5 And 6 Of Previously Approved Permission DER/11/15/01377	Discharge of Conditions Complete	15/08/2019
05/18/00676	Variation of Condition	Unit 12 Meteor Centre Mansfield Road Derby DE21 4SY	Erection Of Cafe/Retail Pod (Use Classes A3 And A1) With "Drive Through" Facility And Associated Works - Removal Of Conditions 4 And 7 Of Previously Approved Planning Permission Code No. DER/07/17/00914 (Relating To A Verification Report And Cycle Parking)	Approval	09/08/2019
05/18/00677	Variation of Condition	Units 2 And 2A Meteor Centre Mansfield Road Derby	Sub-Division And Extensions To Retail Unit, Installation Of New Shop Fronts And Alterations To The Car Parking Layout - Removal Of Condition 4 Of Previously Approved Planning Permission Code No. DER/07/17/00913 (Relating To A Verification Report)	Approval	09/08/2019
07/18/01139	Variation of Condition	St. James Yard St James Street And 8 The Strand Derby	Change Of Use Of Two Tram Shed Buildings In St. James Yard From Use Class B8 (Storage And Distribution) To Use Classes A3/A4 (Drinking Establishments/Cafe), Insertion Of Mezzanine Floor, Demolition Of Shop Front (8 The Strand) And Formation Of Pedestrian Link To The Yard - Variation Of Conditions 2 & 7 Of Previously Approved Application Code No. DER/09/16/01073	Approval	02/08/2019
07/18/01146	Compliance/Discharge of Condition	River Derwent Corridor Including Sites From Darley Abbey Little Chester Chester Green North Riverside Bass Rec'	Approval Of Appearance, Access And Landscaping Reserved Matters Under Previously Approved Outline Permission Code No. DER/02/15/00210 In Respect Of St. Mary's Gauging Station - Discharge Of Condition 2 Of Previously Approved Planning	Discharge of Conditions Complete	19/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Pride Park To Alvaston Park Derby	Permission DER/11/17/01522		
08/17/01092	Full Application	Site Of Boiler House And Maintenance Building At Leylands Estate Broadway Derby	Demolition Of Boiler House And Maintenance Building. Erection Of 12 Retirement Flats (Use Class C3)	Approval	21/08/2019
08/18/01233	Full Application	Units 13 And 14 Masons Place Business Park Nottingham Road Derby	External Alterations Including Demolition Of Single Storey Elements To Building 13, Removal Of Ramp Adjacent To Building 14 And Changes To Fenestration Of Both Buildings	Finally disposed of	27/08/2019
08/18/01304	Reserved Matters	Site Of And Land At Kingsway Hospital Kingsway Derby	Residential Development (580 Dwellings), Erection Of Offices (Use Class B1), Retail Units (Use Classes A1, A2 And A3), Business Units And Associated Infrastructure (Roads, Footpaths, Open Space And Allotments) - Application For Approval Of Reserved Matters In Respect Of Layout, Scale, Appearance Of Buildings And Landscaping Of The Site For The Erection Of 291 Residential Units, Retail Units (Use Class A1, A2 And A3) And Associated Infrastructure (Including Roads, Footpaths, Open Space And Allotments) Made Pursuant To Outline Planning Permission DER/07/08/01081/Pri	Approval	14/08/2019
18/01630/FUL	Full Application	Former Tecnograv Premises Nottingham Road Spondon Derby DE21 7GX	Demolition of vacant commercial premises and outbuildings and erection of 42 dwellings and apartments (use class C3) and associated infrastructure	Approval	30/08/2019
18/01682/DISC	Compliance/Discharge of Condition	Derwent House Old Chester Road Derby DE1 3SA	Removal of front boundary treatments and erection of boundary fence and gates - Discharge of conditions 3, 4, 5, 6 & 7 of previously approved application No.	Discharge of Conditions Complete	27/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			DER/09/15/01171		
18/01739/FUL	Full Application	Land At Brook Medical Centre 183 Kedleston Road Derby DE22 1FT	Residential development (14 x 2 bedroom apartments) together with associated car parking and landscaping	Approval	02/08/2019
18/01899/ADV	Advertisement Consent	The Corner Pin Swarkestone Road Derby DE73 5UA	Display of various signage	Application Withdrawn	05/08/2019
19/00011/FUL	Full Application	5 South Avenue Darley Abbey Derby DE22 1FB	Single storey rear extension to dwelling (study/office, enlargement of kitchen/dining area and a raised patio)	Approval	12/08/2019
19/00116/LBA	Listed Building Consent - Alterations	The Corner Pin Swarkestone Road Derby DE73 5UA	The installation of various signage	Application Withdrawn	05/08/2019
19/00150/OUT	Outline Application	Land At The Rear Of 376 Baker Street Derby DE24 8SL (access Off Wynton Avenue)	Residential development (three apartments)	Refuse	12/08/2019
19/00231/FUL	Full Application	Land At The Side Of 47 Trent Street Derby DE24 8RY	Erection of two dwelling houses (use class C3)	Approval	01/08/2019
19/00275/FUL	Full Application	52 West Bank Road Derby DE22 2FZ	Raising of the roof height, roof alterations and installation of a new second floor side window to form rooms in the roof space (bedroom, en-suite, study and storage)	Approval	16/08/2019
19/00281/FUL	Full Application	6 Oaklands Avenue Derby	Erection of a bungalow (use class C3)	Approval	01/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 2QG			
19/00410/ADV	Advertisement Consent	45 - 47 St Peters Street Derby DE1 2AB	Display of one non-illuminated fascia sign and one externally illuminated projecting sign	Approval	01/08/2019
19/00412/FUL	Full Application	23 Charnwood Avenue Derby DE23 1NG	Erection of a single storey side extension to existing garage to form ancillary residential accommodation.	Approval	22/08/2019
19/00460/FUL	Full Application	142 Derby Road Borrowash Derby DE72 3HB	Two storey side/rear extensions to nursery	Approval	05/08/2019
19/00472/FUL	Full Application	490 Duffield Road Derby DE22 2DJ	Two storey front and rear extensions to dwelling house, installation of a new roof to form rooms in the roof space, formation of a raised terrace area to the rear elevation and erection of a detached garage	Approval	09/08/2019
19/00487/DISC	Compliance/Discharge of Condition	25 - 33 Babington Lane Derby DE1 1SX	Conversion And Change Of Use Of First And Second Floor To Studio Flats And The Construction Of Additional Floors Over To Create 77 Studio Apartments - Discharge of conditions 3, 4 and 5 of previously approved permission DER/10/16/01228	Discharge of Conditions Complete	12/08/2019
19/00509/FUL	Full Application	Riverside Gardens Morledge Derby	Flood defence and landscaping works to include the construction of 171 metre flood defence walls, groundworks, landscaping and the installation of lighting and CCTV	Approval	09/08/2019
19/00558/FUL	Full Application	186 Chaddesden Park Road Derby DE21 6HN	Erection of outbuilding (office, bathroom and store)	Approval	13/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00568/FUL	Full Application	3 Tresillian Close Derby DE22 2AG	Two storey and first floor extensions to dwelling house (garage, lounge, bedroom, en-suite and enlargement of bedroom)	Refuse	09/08/2019
19/00579/FUL	Full Application	Land At The Side Of 30 Waldorf Avenue Derby DE24 8UE	Erection of two dwelling houses (use class C3)	Approval	16/08/2019
19/00583/FUL	Full Application	Land Rear Of 37 - 40 St Marys Gate Derby	Erection of a dwelling (Use Class C3) and alterations to the parking provision	Approval	19/08/2019
19/00615/FUL	Full Application	6 Newbold Close Derby DE73 6RY	Two storey side and two storey and single storey rear extensions to dwelling house (enlargement of kitchen/lounge/dining room, shower room, bathroom, terrace and two bedrooms)	Approval	01/08/2019
19/00623/FUL	Full Application	48 Shaldon Drive Derby DE23 6HY	Two storey and single storey side and rear extensions to dwelling house (lounge, kitchen, utility, w.c. , two bedrooms, bathroom and enlargement of dining room) and formation of rooms in roof space (bedroom and bathroom) with rear dormer	Refuse	21/08/2019
19/00674/FUL	Full Application	Northedge Business Park Alfreton Road Derby DE21 4BN	Erection of a fenced compound to house a nitrogen storage tank and associated vaporisation unit	Approval	01/08/2019
19/00709/ADV	Advertisement Consent	Jorrocks 41 Iron Gate Derby DE1 3GA	Display of various signage	Approval	02/08/2019
19/00710/LBA	Listed Building Consent - Alterations	Jorrocks 41 Iron Gate Derby	Installation of replacement signage and repainting of the exterior	Approval	02/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE1 3GA			
19/00717/FUL	Full Application	59 Fiskerton Way Derby DE21 2HY	Two storey side extension to dwelling house (playroom, w.c., bedroom, en-suite and enlargement of kitchen)	Approval	30/08/2019
19/00737/FUL	Full Application	69 Walbrook Road Derby DE23 8SA	Change of use from a seven bedroom house in multiple occupation (Sui Generis Use) to an eight bedroom house in multiple occupation (Sui Generis Use).	Refuse	22/08/2019
19/00747/FUL	Full Application	12 Park Hill Drive Derby DE23 8AA	Single storey rear and side extension to dwelling (conservatory)	Approval	02/08/2019
19/00749/FUL	Full Application	2 Fieldgate Drive Derby DE21 2PL	First floor rear extension to dwelling house (bedroom) and alterations to conservatory	Approval	09/08/2019
19/00751/FUL	Full Application	Site Of And Land At The Side Of 17 Windermere Crescent Derby DE22 2SF	Removal of two windows, insertion of three rooflights, and the erection of a dwelling house (Use Class C3),	Refuse	16/08/2019
19/00752/FUL	Full Application	16 Beech Avenue Derby DE24 0DX	Two storey side and rear extensions to dwelling house (office/playroom, utility, w.c., two bedrooms, bathroom and enlargement of kitchen/dining area and bedroom)	Approval	01/08/2019
19/00753/FUL	Full Application	238 Portland Street Derby DE23 8WN	Retention of single storey side and rear extensions to dwelling house (enlargement of kitchen and garage)	Approval	14/08/2019
19/00770/FUL	Full Application	Derby College Hudson Building Locomotive Way Derby DE24 8PU	Installation of an external staircase and enclosure	Approval	05/08/2019
19/00771/FUL	Full Application	11 Pear Tree Road	Retention of change of use from retail (Use	Approval	14/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00773/FUL	Full Application	Derby DE23 6PZ	Class A1) to a mixed use of retail and pool/social club		
19/00773/FUL	Full Application	Units 17-22 Riverside Park East Service Road Derby DE21 7RW	Demolition of warehouse storage buildings. Extension to the existing industrial unit (warehouse storage and offices)	Approval	30/08/2019
19/00776/PNRIA	Prior Approval - Shop / Bank to Resi	65 Curzon Street Derby DE1 1LN	Change of use from office (Use Class A2) to residential (Use Class C3)	Prior Approval Approved	09/08/2019
19/00778/RES	Reserved Matters	Land At The Rear Of 141 And 143 Baker Street Alvaston Derby DE24 8SE (Access Off Thorndike Avenue)	Residential development (two dwellings) - approval of reserved matters pursuant to outline planning permission Code No. 09/18/01359 in respect of appearance, landscaping and scale	Approval	16/08/2019
19/00782/FUL	Local Council Own Development Reg 3	Alvaston Infant And Nursery School Elvaston Lane Derby DE24 0PU	Erection of a link corridor	Approval	27/08/2019
19/00786/FUL	Full Application	Travis Perkins Wincanton Close Derby DE24 8NB	Amendments to layout of builders merchants' yard including the formation of new entrance with gates	Approval	01/08/2019
19/00788/FUL	Full Application	265 Harrington Street Normanton Derby DE23 8NX	Formation of a new access	Approval	30/08/2019
19/00789/LBA	Listed Building Consent -	4 Brick Row	Removal of an internal wall from the outhouse	Approval	09/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
	Alterations	Derby DE22 1DQ			
19/00801/FUL	Full Application	10 Shamrock Street Derby DE23 6PT	Two storey side and single storey rear extensions to dwelling house (study, shower room, utility, bathroom and enlargement of bedrooms, lounge, kitchen and dining area)	Approval	01/08/2019
19/00807/PNRJ	Prior Approval - Offices to Residential	38 Full Street Derby DE1 3AF	Change of use from Offices (Use Class B1) to Residential (Use Class C3)	Refuse	12/08/2019
19/00810/FUL	Full Application	21 St Peters Street Derby DE1 2AA	Change of use from retail (Use Class A1) to cafe/restaurant (Use Class A3)	Approval	09/08/2019
19/00820/FUL	Full Application	24 Addison Road Derby DE24 8FG	Erection of a detached annexe building	Approval	01/08/2019
19/00824/FUL	Full Application	252 Chellaston Road Derby DE24 9EF	Single storey rear extension to dwelling house (enlargement of kitchen)	Approval	09/08/2019
19/00831/ADV	Advertisement Consent	41 Corn Market Derby DE1 2DG	Display of various signage	Approval	14/08/2019
19/00834/VAR	Variation of Condition	Cavendish Close Infant School Wood Road Chaddesden Derby DE21 4LY	Demolition Of School. Erection Of Replacement Infant School (Use Class D1) - variation of conditions 2, 5, 6, 10, 12 and 14 of previously approved planning permission Code No. 09/17/01211 to amend the site layout and facilitate the relocation of the play area	Approval	20/08/2019
19/00836/FUL	Full Application	2 Lambley Drive Derby DE22 2TH	Single storey rear extension to dwelling house (living space and enlargement of kitchen and dining areas) with patio area	Approval	05/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00838/FUL	Full Application	17 Wade Avenue Derby DE23 6BG	Change of use of part of building from dental laboratory (Use Class B1 (b)) to residential (Use Class C3) together with a single storey rear extension (kitchen/dining/living space) with a raised patio area	Approval	09/08/2019
19/00840/FUL	Full Application	13 Bonsall Drive Derby DE3 9HQ	Single storey side extension to dwelling to form annexe accommodation	Approval	05/08/2019
19/00841/FUL	Full Application	169 Pastures Hill Derby DE23 4AZ	Single storey side extension to dwelling house (enlargement of utility and kitchen)	Approval	01/08/2019
19/00842/CLP	Lawful Development Certificate -Proposed	64 Empress Road Derby DE23 6TE	Change of use from residential (Use Class C3) to a six bedroom house in multiple occupation (Use Class C4)	Approval	05/08/2019
19/00850/FUL	Full Application	7 Market Place Derby DE1 3ZF	Change of use of the ground floor and basement from professional services (Use Class A2) to a cafe/restaurant (Use Class A3) or drinking establishment (Use Class A4)	Approval	01/08/2019
19/00851/CLE	Lawful Development Certificate -Existing	36 And 37 Friar Gate Derby DE1 1DA	Change of use of first floors from residential (Use Class C3) to flats in multiple occupation (Use Class C4)	Refuse	07/08/2019
19/00852/FUL	Full Application	618 Burton Road Derby DE23 6DH	Two storey side and single storey front and rear extensions to dwelling house (porch, two bedrooms, bathroom, utility, en-suite, study and enlargement of kitchen/dining area) with a balcony to the front elevation and erection of an outbuilding (double garage)	Approval	01/08/2019
19/00855/FUL	Full Application	28 Highfield Cottages Highfield Lane Derby DE21 6PR	Single storey rear extension to dwelling house (snug/dining area)	Approval	12/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00856/CLP	Lawful Development Certificate -Proposed	12 Maize Close Derby DE23 3YP	Single storey side extension to dwelling house (wet room)	Approval	05/08/2019
19/00857/FUL	Full Application	27 Kings Drive Derby DE23 6EW	Single storey side extension to dwelling house (garage, utility, storage and w.c.)	Approval	14/08/2019
19/00859/FUL	Full Application	Lonsdale House Quaker Way Derby DE1 3HD	Installation of an external flue	Approval	14/08/2019
19/00860/FUL	Full Application	243 Stenson Road Derby DE23 1JN	Erection of an outbuilding (garden studio, office, gym and shower room)	Approval	14/08/2019
19/00867/FUL	Full Application	158 Uttoxeter Road Derby DE3 9AA	Single storey side and rear extensions to dwelling house (garage, utility and kitchen/dining area erection of an outbuilding (storage) and alterations to the first floor side elevation window layout	Approval	14/08/2019
19/00871/ADV	Advertisement Consent	Land On The South Side Of Mansfield Road Mansfield Road Derby	Display of a non-illuminated advertising hoarding sign	Approval	16/08/2019
19/00874/LBA	Listed Building Consent - Alterations	19 Mile Ash Lane Derby DE22 1DD	Retention of replacement windows and doors	Refuse	22/08/2019
19/00875/FUL	Full Application	5 Pillar Court Derby DE3 9NF	First floor side extension to dwelling house (bedroom)	Approval	09/08/2019
19/00878/FUL	Full Application	44 Shaldon Drive	Two storey and first floor side extension to	Approval	14/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00881/FUL	Full Application	Derby DE23 6HY 40 Chellaston Road Derby DE24 9AE	dwelling house (enlargement of study & bedroom) Formation of a vehicular access	Approval	30/08/2019
19/00890/FUL	Full Application	92 Wood Road Chaddesden Derby DE21 4LZ	Single storey rear extension to dwelling house (enlargement of kitchen) and erection of outbuilding (playroom)	Approval	13/08/2019
19/00892/FUL	Full Application	Land At The Rear Of 33 Collingham Gardens Derby DE22 4FR	Erection of a dwelling (Use Class C3)	Approval	12/08/2019
19/00893/CAT	Works to Trees in a Conservation Area	75 Belper Road Derby DE1 3ER	Crown reduction by 2m in height and 1m in spread of a Magnolia tree within the Strutts Park Conservation Area	Approval	20/08/2019
19/00894/FUL	Local Council Own Development Reg 3	Mickleover Primary School Vicarage Road Mickleover Derby DE3 0EY	Erection of a single storey classroom building with after school room	Approval	13/08/2019
19/00895/PNRH	Prior Approval - Householder	58 Windmill Hill Lane Derby DE22 3BP	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.5m, height to eaves 2.1m) to dwelling house	Prior Approval Approved	01/08/2019
19/00896/CLP	Lawful Development Certificate -Proposed	32 Lawn Heads Avenue Derby DE23 6DQ	Single storey side and rear extensions to dwelling house (utility and dining room)	Approval	12/08/2019
19/00899/FUL	Full Application	100 Haven Baulk Lane	Single storey side extension to dwelling house	Approval	02/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE23 4AE	(sitting room) and installation of render		
19/00900/FUL	Full Application	4 Hounslow Road Derby DE22 4BW	Retention of a single storey front extension to dwelling house (porch)	Approval	16/08/2019
19/00902/FUL	Full Application	1 Amber Road Derby DE22 2QB	Single storey rear extension to dwelling house (open plan living space)	Approval	15/08/2019
19/00905/FUL	Full Application	39 Sancroft Road Derby DE21 7EU	Single storey rear extension to dwelling house (conservatory)	Approval	01/08/2019
19/00906/FUL	Full Application	7 Balmoral Close Derby DE23 6DY	Single storey side and rear extension to dwelling house (dining area and enlargement of kitchen)	Approval	13/08/2019
19/00909/FUL	Full Application	63 West Bank Road Derby DE22 2FY	Single storey side and rear extensions to dwelling house (store, utility and kitchen/dining area)	Approval	13/08/2019
19/00911/FUL	Full Application	Haslemere Court Derby DE23 8JJ	Installation of replacement windows	Approval	14/08/2019
19/00912/CAT	Works to Trees in a Conservation Area	Hawthorn Court 27 Kedleston Road Derby DE22 1FY	Cutting back of overhanging branches to give 3m clearance of the adjacent building of a Beech tree within the Strutts Park Conservation Area	Approval	16/08/2019
19/00921/FUL	Full Application	163 Uttoxeter New Road Derby DE22 3NP	Formation of a vehicular access	Approval	19/08/2019
19/00922/PNRJ	Prior Approval - Offices to	Marlborough House	Change of use from offices (Use Class B1) to	Prior Approval	22/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
	Residential	2 Charnwood Street Derby DE1 2GT	44 apartments (Use Class C3)	Approved	
19/00923/FUL	Full Application	634 Nottingham Road Derby DE21 6SX	Single storey front extension to dwelling house (lobby, w.c. and canopy)	Approval	19/08/2019
19/00925/FUL	Full Application	30 Pear Tree Crescent Derby DE23 8RN	Two storey side and single storey rear extensions to dwelling house (covered way, kitchen/dining area, bedroom and store)	Approval	02/08/2019
19/00926/FUL	Full Application	44 Holmes Street Derby DE23 8GH	Single storey rear extension to dwelling house (bedroom, en-suite and w.c.)	Approval	21/08/2019
19/00927/DISC	Compliance/Discharge of Condition	River Derwent Corridor Including Sites From Darley Abbey Little Chester Chester Green North Riverside Bass Rec' Pride Park To Alvaston Park Derby	Approval Of Appearance, Access And Landscaping Reserved Matters Under Previously Approved Outline Permission Code No. DER/02/15/00210 In Respect Of The Aida Bliss Site - Discharge of conditions 2, 3 and 5 of previously approved application code No.12/17/01658	Discharge of Conditions Complete	20/08/2019
19/00931/FUL	Full Application	12 Arlington Road Derby DE23 6NY	Two storey and single storey front, side and rear extensions to dwelling house (porch, cloaks, sitting room, kitchen, utility, bedrooms, bathroom, conservatory and enlargement of bedrooms, landing and lounge) with rear patio area	Refuse	22/08/2019
19/00934/CAT	Works to Trees in a Conservation Area	Old Blacksmiths Yard Sadler Gate Derby DE1 3PD	Crown reduction in height by 2.5m and 1.5m in spread of a London Plane tree within the City Centre Conservation Area	Approval	20/08/2019
19/00935/FUL	Full Application	54 Wilmington Avenue	Single storey rear extension to dwelling house	Approval	27/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE24 0JE	(bedroom and wetroom)		
19/00940/FUL	Full Application	37 Wordsworth Avenue Derby DE24 9HQ	Two storey and single storey side and rear extensions to dwelling house (study, w.c., utility, breakfast room/kitchen, two bedrooms and en-suite)	Approval	21/08/2019
19/00941/FUL	Full Application	43 Walter Street Derby DE1 3PR	Alterations and change of use from two flats to one flat and two studio flats (Use Class C3) including installation of a new external door and render	Approval	21/08/2019
19/00942/ADV	Advertisement Consent	33 East Street Derby DE1 2AL	Display of a digital display screen and an internally illuminated ATM surround and an internally illuminated fascia sign	Approval	22/08/2019
19/00945/FUL	Full Application	23 Staines Close Derby DE3 0RL	Single storey side and rear extensions to dwelling house (store, study, en-suite, bedroom and enlargement of kitchen/diner)	Approval	22/08/2019
19/00950/FUL	Full Application	40 Marylebone Crescent Derby DE22 4JX	Single storey rear extension to dwelling house (enlargement of kitchen and dining area)	Approval	23/08/2019
19/00955/FUL	Full Application	63 Empress Road Derby DE23 6TF	Installation of a dormer to the side elevation to form rooms in the roof space (bedroom and bathroom)	Approval	28/08/2019
19/00957/FUL	Full Application	2 Helston Close Derby DE24 0NS	Single storey side extension to dwelling house (bedroom and wet room)	Approval	23/08/2019
19/00958/FUL	Full Application	6, 6A, 6B, 7 And 7A Hastings Street Derby DE23 6QQ	Erection of a building (meeting rooms and mosque facilities)	Approval	23/08/2019
19/00963/FUL	Full Application	Level 2	Change of use of Unit 1 (Use Class A1),	Approval	27/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Intu Centre Traffic Street Derby DE1 2PQ	seating area of SU290 (Use Class A3) and mall circulation space (Sui Generis use) on level 2 to Leisure (Use Class D2) and use of infilled void areas for Leisure (Use Class D2)		
19/00966/DISC	Compliance/Discharge of Condition	Plot N Derby Commercial Park Fernhook Avenue Derby DE21 7HZ	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 - Discharge of conditon 6 of previously approved application code No. DER/10/17/01377	Discharge of Conditions Complete	13/08/2019
19/00967/FUL	Full Application	594 Nottingham Road Derby DE21 6SW	Single storey side extension to dwelling house (bedroom and bathroom) and enlargement of the raised patio area	Approval	23/08/2019
19/00970/FUL	Full Application	The Cottage Mickleover House Orchard Street Derby DE3 0DF	Installation of two rooflights to the side elevation and garden landscaping works to include the installation of steps with a retaining wall	Approval	28/08/2019
19/00971/FUL	Full Application	34 Kintyre Drive Derby DE24 3JZ	Two storey side and single storey rear extensions to dwelling house (kitchen, w.c., bedroom ,en-suite and sun lounge)	Approval	28/08/2019
19/00972/FUL	Full Application	2 Merion Grove Derby DE23 4YR	Roof alterations including installation of a front gable and dormer window to form rooms in the roof space (two bedrooms and bathroom)	Approval	27/08/2019
19/00979/FUL	Full Application	Stratstone BMW Sir Frank Whittle Road Derby DE21 4RZ	Demolition of existing wash and valet bays. Erection of new wash, valet, retail cosmetic and workshop workbays	Approval	27/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00980/VAR	Variation of Condition	Land At Holmleigh Way Chellaston Derby	Residential development -157 dwellings (38 within Derby City boundary and 119 within South Derbyshire boundary) and associated infrastructure, landscaping, pumping station and public open space - Variation of condition 1 of previously approved permissions code no.'s DER/08/13/00941 and DER/01/17/00049 to amend the approved plans (Substitution Of Houses Types) - variation of condition 1 of previously approved planning permission 03/18/00391 to substitute five of the 'Bosworth' house type to the 'Buckminster' house type for plots 122, 128, 131, 134 and 146	Application Withdrawn	29/08/2019
19/00983/CAT	Works to Trees in a Conservation Area	Ashgate Primary School Ashbourne Road Derby DE22 3FS	Felling of two Horse Chestnut trees and re-pollarding of one Horse Chestnut tree within the Friar Gate Conservation Area	Approval	16/08/2019
19/00985/TPO	Works to a tree with a TPO	327 Burton Road Derby DE23 6AH	Crown lift up to 4m to be carried out twice a year for a period of 10 years of a Weeping Willow tree protected by Tree Preservation Order No. 278	Application Withdrawn	27/08/2019
19/00992/PNRH	Prior Approval - Householder	58 Cumberland Avenue Derby DE21 6FL	Single storey rear extension (projecting beyond the rear wall of the original house by 4.16m, maximum height 3.01m, height to eaves 3m) to dwelling house	Prior Approval Not Required	13/08/2019
19/01024/PNRH	Prior Approval - Householder	24 Ravensdale Road Derby DE22 2SZ	Single storey rear extension (projecting beyond the rear wall of the original house by 3.6m, maximum height 3.5m, height to eaves 3m) to dwelling house	Prior Approval Not Required	13/08/2019
19/01054/DISC	Compliance/Discharge of Condition	Land At Junction Of Cathedral Road Willow Row And Walker Lane Derby	Erection Of Student Accommodation (326 Cluster Flats), associated student support and formation of two parking bays and landscaping - Variation of conditions 1, 3 10 and 15 of previously approved application	Discharge of Conditions Complete	29/08/2019

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			code No. DER/05/18/00770 - Discharge of conditions 9b, 9c, 15 & 16 of previously approved application No. 19/00356/VAR		
19/01099/DEM	Demolition - Prior Notification	Former Garrandale Site Alfreton Road Derby DE21 4AA	Demolition of all buildings on site	Approval	23/08/2019
19/01112/DISC	Compliance/Discharge of Condition	Northedge Business Park Alfreton Road Derby DE21 4BN	Erection Of 4 Industrial Units - Variation Of Conditions 2 And 5 Of Previously Approved Planning Permission Code No. DER/10/13/01215 To Amend The Finished Floor Level Of The Building - Discharge of Conditions 8 & 9 of previously approved application No. DER/08/18/01270	Discharge of Conditions Complete	08/08/2019
19/01119/DISC	Compliance/Discharge of Condition	6 Sydney Close Derby DE3 9LY	Two Storey Side And Single Storey Front Extensions To Dwelling House (Porch, Utility Room, Garage, Bedroom, En-Suite, Dressing Room And Enlargement Of Kitchen) - Discharge of condition 3 of previously approved application code No. DER/10/17/01332	Discharge of Conditions Complete	16/08/2019
19/01213/DISC	Compliance/Discharge of Condition	52 Sinfin Moor Lane Derby DE73 5SQ	Discharge of Conditions 3 of previously approved planning permission 18/01906/VAR to approve materials	Discharge of Conditions Complete	21/08/2019
19/01217/DISC	Compliance/Discharge of Condition	116 Boulton Lane Derby DE24 0FE	Discharge of Condition Condition no.3 of previously approved planning permission 03/18/00361-materials	Discharge of Conditions Complete	28/08/2019