

## Item 9

### Development Control Report of the Strategic Director of Neighbourhoods



Derby City Council

Planning Control Committee  
18<sup>th</sup> April 2013

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**Planning Control Committee 18 April 2013**

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3	11 - 15	01/13/00015	Car park at side of Navigation Inn, 805 London Road, Derby, DE24 8UU	Retention of change of use of part of car park to hand car wash (Sui Generis Use)	<b>To grant</b> planning permission with conditions

**Committee Report Item No: 1****Application No:** DER/11/12/01395**Type:** Full-Article 4

1. **Address:** 3 The Square, Mickleover

2. **Proposal:**  
Replacement of two first floor windows

3. **Description:**

Members will recall this application was deferred from committee in March due to a lack of information on the existing street scene and existing replacement windows in the form of photographs. The report has been reproduced for reference below.

The application seeks to replace two first floor windows of a property that lies within the Mickleover Conservation Area. The existing property is of a two storey nature and is a rendered cottage forming part of a terrace. The existing ground floor windows are uPVC and have been in situ for a considerable period of time.

The application originally sought permission for the insertion of two hardwood windows of a 6/6 design which was considered to be unacceptable by colleagues in Built Environment and by the Conservation Area Advisory Committee. Therefore amended plans have been submitted, following on-going discussions with the applicant in respect of neighbouring properties.

The application therefore seeks permission to insert two timber windows of a 3/6 design.

4. **Relevant Planning History:**

DER/07/02/01056 – Refused – Installation of replacement windows

5. **Implications of Proposal:**

5.1. **Economic:**

No economic implications arise as a result of this proposal.

5.2. **Design and Community Safety:**

Whilst the design may not be as historically accurate as it could be the proposal will not have a detrimental impact on the character and setting of the Mickleover Conservation Area.

5.3. **Disabled People's Access:**

No access implications arise as a result of this proposal.

5.4. **Other Environmental:**

No environmental implications arise as a result of this proposal.

6. **Publicity:**

Neighbour Notification Letter	7	Site Notice	
Statutory Press Advert and Site Notice	Y	Discretionary Press Advert and Site Notice	
Other			

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

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

**Application No:** DER/11/12/01395

**Type:** Full-Article 4

### **7. Representations:**

The application has not attracted any letter of representation following the statutory consultation period.

### **8. Consultations:**

#### **8.1. Conservation Area Advisory Committee:**

Minutes from Meeting December 2013: Resolved to recommend:

1. Refusal on the grounds that the proposed replacement windows are not in-keeping with the building or the surrounding conservation area; and
2. That should the windows be replaced; wooden sash windows, in working order, would be appropriate.

#### **8.2. Built Environment:**

Having reviewed the amended proposals for the first floor windows to 3 The Square, Mickleover we would not object. The design layout is now very similar to that of the existing windows and therefore it would not be a detrimental impact on the character and appearance of the conservation area. The design would preserve the character of the building and therefore is compliant with The Derby City Local Plan Policy E 18 which states that “development proposals ... should...Preserve or enhance the special character of the conservation area” and in addition “Planning permission will not be granted for development which would be detrimental to the special character of Conservation areas”.

### **9. Summary of policies most relevant:** *Saved CDLPR policies / associated guidance.*

GD4	Design and the Urban Environment
GD5	Amenity
H16	Residential Extensions
E18	Conservation Areas

*The NPPF is a material consideration and supersedes the earlier PPG's and PPS's*

*The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.*

### **10. Officer Opinion:**

The amended drawings have been submitted following discussions with the applicant and colleagues in the Built Environment Team. Whilst I accept a 2/2 sash window would be more historically accurate I must also consider the existing street scene which is a mix of window styles and types. I am therefore of the opinion the insertion of these windows into no. 3 The Square would not have a severely detrimental impact on the nature, character and setting of the Mickleover Conservation Area given they are similar to those existing windows. I also note no objections have been received from colleagues in the Built Environment Team.

There are no residential amenity issues arising as a result of the proposal and I am satisfied that there will be no impact on highway safety.

**Committee Report Item No: 1**

**Application No:** DER/11/12/01395

**Type:** Full-Article 4

**11. Recommended decision and summary of reasons:**

**11.1. To grant** planning permission with conditions.

**11.2. Summary of reasons:**

The proposal has been considered against The National Planning Policy Framework, the policies contained within the Adopted City of Derby Local Plan Review and all other material considerations as summarised at 9 above. The design and materials proposed are considered to be acceptable and will not have a detrimental impact on the character, setting and visual amenity of the Mickleover Conservation Area.

**11.3. Conditions:**

1. Standard condition 100 (approved plans)
2. Standard condition 03 (time limit)
3. Standard condition 78 (amended to include further details of the windows at a scale of 1:10 or 1:20 including the materials and colour finishes)

**11.4. Reasons:**

1. Standard reason E04
2. Standard reason E56
3. Standard reason E14 (GD4, GD5 and E18)

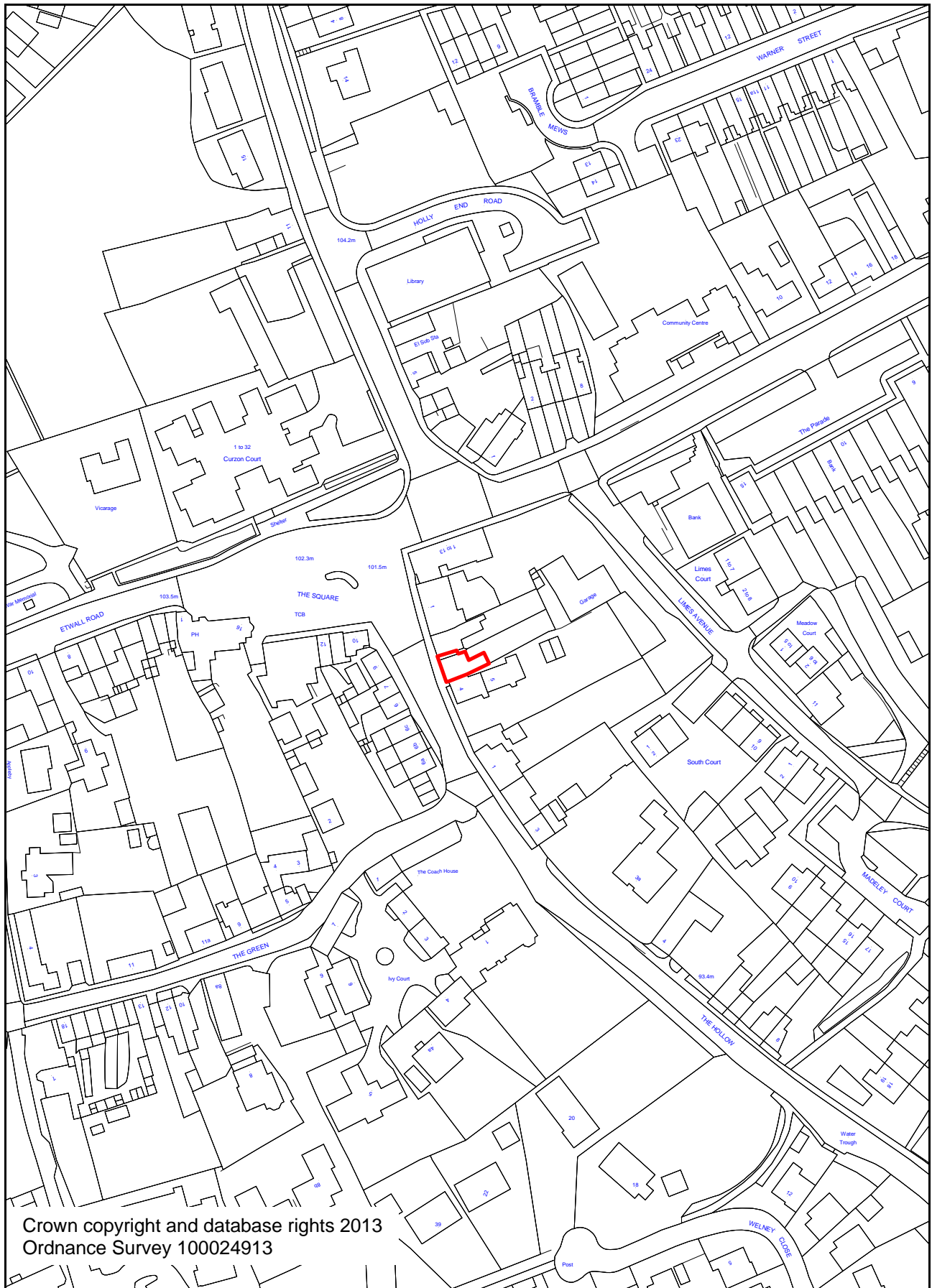
**11.5. Application timescale:**

The 8 week target date of this application lapsed 24<sup>th</sup> January 2012 and it is brought to Planning Control Committee due to the receipt of an objection from the Conservation Area Advisory Committee.

**Committee Report Item No: 1**

**Application No:** DER/11/12/01395

**Type:** Full-Article 4



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

**Application No:** DER/01/13/00096/PRI

**Type:** Variation of condition

1. **Address:** Land at 137 Whitaker Road, Derby

2. **Proposal:**

Variation of condition 2 (plans condition) of previously approved planning permission code no. DER/07/12/00871 for the erection of a dwelling. The variation of condition seeks to confirm floor levels, alter window and door openings and erect a raised patio with a retaining wall.

3. **Description:**

The application site measures approximately 375 square metres and occupies a backland position, to the rear of dwellings fronting Whitaker Road. The site has an irregular shape, and currently forms part of the curtilage of no. 137. It is accessed via a private driveway which already provides access to 4 other dwellings surrounding the site. A line of mature trees adjacent to the private driveway were removed, and no trees remain on the site. There are a number of mature trees which sit close up to the application sites boundaries, inclusive of a TPO tree located adjacent to the access. Land levels across the site vary by approximately 2 metres, sloping downwards from the access drive in an easterly direction. Work has already commenced on site, and is currently on hold while this application is determined.

The site can be viewed from the street scene, particularly from further north west along Whitaker Road. The site is more screened further east, as this part of the frontage is bound by trees and bushes. Adjacent to the access drive, the site is bound by 1.2 – 2 metre block wall. Currently boundaries shared with no. 137 are open.

Whitaker Road is a mature residential area with a number of 19<sup>th</sup> century dwellings interspersed with dwellings from the 60s and 70s. The application site is surrounded by more recent infill development from the 00s.

This application seeks to vary condition 2 of the previously approved planning permission code no. DER/07/12/00871, for the erection of a dwelling. Condition 2 relates to the approved plans, and this application seeks to make the following variations:

- Increase the height of the dwelling by approximately 1.9 metres (based on the submitted topographical survey)
- Creation of a raised patio with retaining wall to the south west of the dwelling
- Front elevation (south east elevation) – additional brickwork to facilitate the increase in height, changing door to a widow, addition of a window and reconfiguration of roof lights
- Side elevation (south west elevation) – removal of ground floor window
- Rear elevation (north west elevation) – change window for a door and two additional windows.
- Side elevation (north east elevation) – different configuration of windows

Throughout the process of the application, the applicant has made amendments attempting to overcome the main concerns of the objectors at no. 139. This involved



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

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**Type:** Variation of condition

further amendments to the location of openings; specifically the removal of the set of French doors on the south facing side elevation, the replacement of the ground floor window on this elevation with a set of French doors, and the addition of a ground floor window on the east elevation.

### **4. Relevant Planning History:**

DER/07/12/00871 – Erection of bungalow. Granted conditionally 11/09/2012.

Various other dwellings in backland locations surrounding the application site given permission 2007, 2008.

### **5. Implications of Proposal:**

#### **5.1. Economic:**

None directly arising as a result of the proposal.

#### **5.2. Design and Community Safety:**

The design is similar to the application originally approved in 2012, only seeking approval for alterations detailed above. It is considered the form and scale of the proposed dwelling is appropriate, in character with the varying styles and ages of the dwellings surrounding the site. The amendments mean the dwelling will be more visible in the street scene, however the increase in height is not considered to be detrimental.

#### **5.3. Disabled People's Access:**

The dwelling house will have a degree of accessibility through compliance with Building Regulations.

#### **5.4. Other Environmental:**

None arising from the application.

### **6. Publicity:**

Neighbour Notification Letter	5	Site Notice	Yes
Statutory Press Advert and Site Notice	No	Discretionary Press Advert and Site Notice	No
Other	None		

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

### **7. Representations:**

The application has attracted four letters of objection. Three of the four letters are from different family members at the same address; however, the content of each of these letters is different. The details of these objections are summarised below:

- Alterations will raise the height of the building, and the level of the windows, resulting in loss of privacy and light to surrounding houses.

Objections from the residents of no. 139:

- Proposal out of character with the surrounding area.



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- Overlooking from windows on the application property to windows on no. 139.
- Overlooking of the private garden of no. 139.
- No windows looking towards the applicants at no. 137, only their neighbours.
- All the trees that provided a level of privacy along the private drive were removed.
- A 2 metre increase in height is not acceptable.
- Proposals should be reduced in height to address all the concerns in regards to overlooking and loss of light.

*Copies of all the representations are available to view on the Council's eplanning service:- [www.derby.gov.uk/eplanning](http://www.derby.gov.uk/eplanning)*

### **8. Consultations:**

No consultations were undertaken for this variation of condition application.

### **9. Summary of policies most relevant: Saved CDLPR policies / associated guidance.**

NPPF	The National Planning Policy Framework
GD4	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
E9	Trees
E23	Design
T4	Access, Parking and Servicing

*The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.*

### **10. Officer Opinion:**

#### **Principle of Development**

This application is a variation of condition application, where the principle of a residential unit was established under application reference DER/07/12/00871. Therefore, this application is considering the difference between the previous approval and the alterations proposed, and whether these differences are acceptable and in line with the relevant CDLPR policies.

#### **Design and Impact on the Street Scene**

The proposed south east elevation will appear bulky and out of proportion, with a mass of brickwork below the windows. As this elevation will not be visible in the wider area, it is not considered any objection could be raised to this element of the proposal.

The dwelling is located behind both nos. 141 and 137, over 15 metres from Whitaker Road. The increase in height of approximately 1.9 metres (based on the topographical survey) will make the dwelling more prominent in the street scene; however, it is considered this increase will not be detrimental. The land levels along Whitaker Road decline in a west to east direction. The heights of the properties would

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

**Application No:** DER/01/13/00096/PRI

**Type:** Variation of condition

then follow this decline; stepping progressively downwards in a west to east direction. As the application property is set further back from Whitaker Road than the properties either side, it is considered this additional height will not appear overly dominant.

The changes to the window and door openings will not have a detrimental visual effect on the design.

### **Residential Amenity**

In terms of residential amenity I have assessed the impact upon neighbouring dwellings and, in particular, no. 139 Whitaker Road which is located to the south of the site. Amended plans have been received during the application process. These amendments have further reduced any impact on no. 139's amenity. Specifically, the relocation of the French doors has prevented any overlooking from habitable room to habitable room.

The residents of no. 139 have raised concerns with the relationship between bedroom windows on the ground floor side elevation of their property and the windows located on the south west elevation of the application property. The internal floor level of the bedroom of the objector is at a high level, allowing views over their boundary fencing. The increase in land levels at the application site will also allow views over the boundary fencing. The proposed French doors are now located on the west side of the south elevation, hence have an angled relationship with the ground floor bedroom windows of this neighbour. At a distance of approximately 14.5 metres from the centre of the French doors to the centre of the nearest bedroom window of no. 139, across a private drive; it is not considered any detrimental overlooking will occur.

The residents of no. 139 have also raised concerns with the proposed first floor bedroom window in the south west side elevation in terms of overlooking. This window does not afford direct views over private amenity space, and would only look towards the driveway to the front of no. 139. The side elevation of no. 139 is blank, apart from the two windows at ground floor. The angle between the first floor window proposed, and the two ground floor windows on no. 139 is too great to cause any detrimental overlooking. Therefore, it is not considered necessary to condition this window to be obscurely glazed.

No. 139 obtained planning permission at Planning Control Committee for a two storey side extension that projects towards the application site. This has not been implemented, therefore holds little weight in the determination of this case.

### **Conclusions**

Following consideration of the variation of condition application, the proposal is considered to be acceptable in terms of design, impact on the street scene and implications for residential amenity. There are no other impacts to consider, as the amendments proposed don't change any other aspects of the proposal. Therefore, I consider the proposal to broadly satisfy policies GD4, GD5, H13, E9, E23 and T4 of the adopted City of Derby Local Plan Review.

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**Application No:** DER/01/13/00096/PRI

**Type:** Variation of condition

**11. Recommended decision and summary of reasons:**

**11.1. To grant** planning permission with conditions.

**11.2. Summary of reasons:**

The application as amended is on balance, considered to be acceptable.

There will be no detrimental effect on neighbouring amenity, the street scene or the highway.

**11.3. Conditions:**

1. Standard condition 03 (Time limit)
2. Standard condition 100 (Approved plans)
3. Development shall be finished in the materials as specified on plan.
4. Means of enclosure, including precise details of the screening of the raised patio relative to no. 139 Whitaker Road.
5. Removal of permitted development rights in relation to first floor windows.

**11.4. Reasons:**

1. Standard reason E56
2. Standard reason E04
3. Standard reason E14 (GD4, H13, E23)
4. Standard reason E09 (H13, E23)
5. Standard reason E07 (GD5)

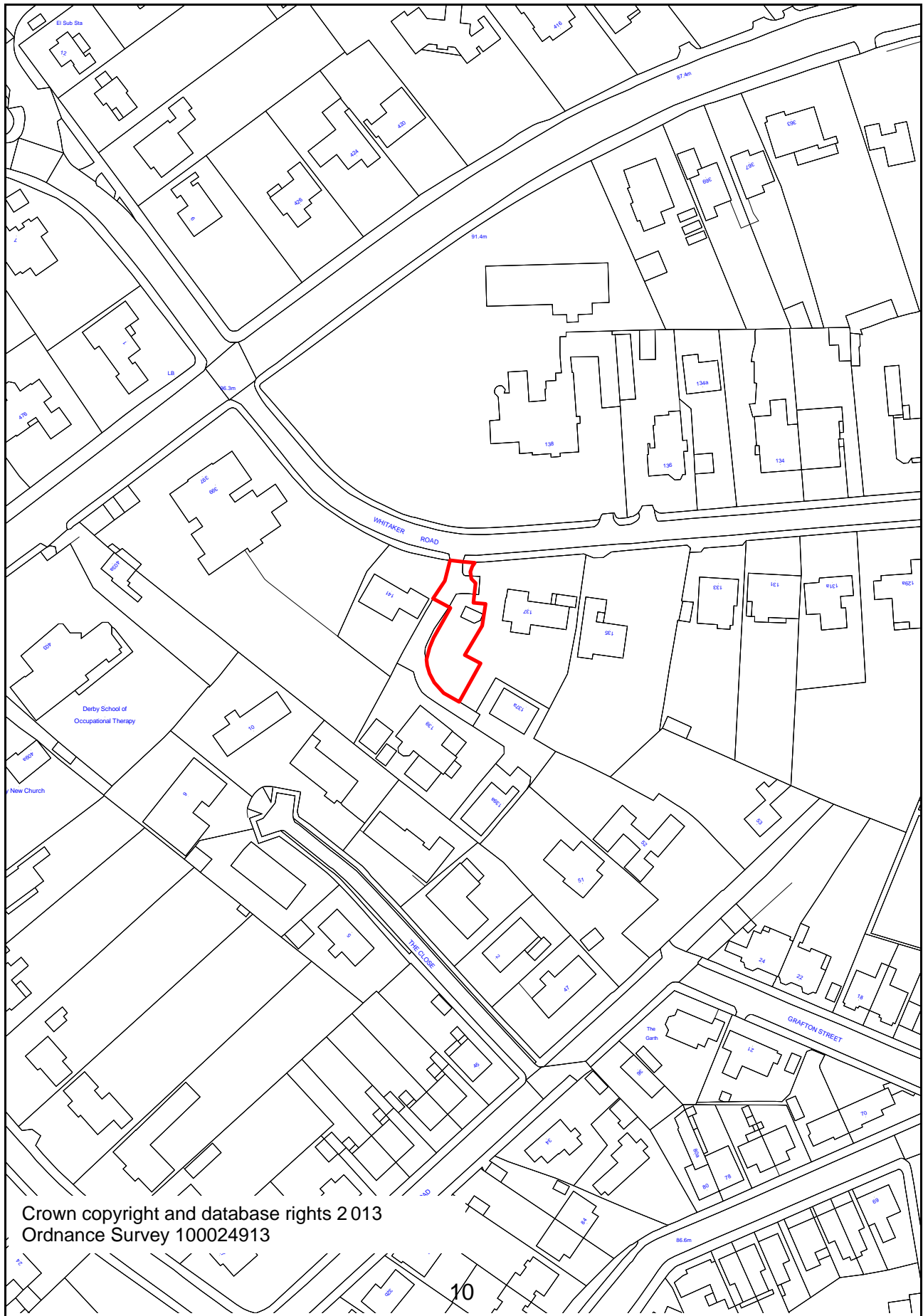
**11.5. Application timescale:**

The application expired 4 April 2013 and is brought before committee due to the receipt of 4 objection letters.

**Committee Report Item No: 2**

**Application No:** DER/01/13/00096/PRI

**Type:** Variation of condition



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

**Application No:** DER/01/13/00015

**Type:** Full

1. **Address:** Car park at side of Navigation Inn Public House, 805 London Road
2. **Proposal:**  
Retention of change of use of part of car park to hand car wash (Sui Generis Use)

3. **Description:**

This application relates to an area of land situated next to the Navigation Inn public house. The site is currently used as a car park associated with public house use, and the hand car wash activity takes place toward the rear of the car park. Immediately to the west is a group of Victorian terraced properties and further housing exists beyond the north and west boundaries. Dense vegetation exists upon northwest boundary. Trees line the north east boundary.

4. **Relevant Planning History**

No relevant planning history

5. **Publicity:**

Neighbour Notification Letter	5	Site Notice	Y
Statutory Press Advert and Site Notice		Discretionary Press Advert and Site Notice	
Other			

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

6. **Representations:**

One neighbour has raised objections to the scheme and one comment of support has also been received. Councillor Bayliss and Councillor Winter also object to the proposal. Grounds for objection are as follows:

- Proliferation of advert signs associated with hand car wash.
- Inadequate public consultation.

*Copies of all the representations are available to view on the Council's eplanning service:- [www.derby.gov.uk/eplanning](http://www.derby.gov.uk/eplanning)*

7. **Consultations:**

7.1. **Highways DC:**

Supporting additional information is required setting out how the proposed development will not compromise the safe and convenient use of the car park in respect of the operational and non-operational needs of the Navigation Inn. The additional information shall include:

- an assessment of the parking, turning and servicing needs of both the proposed development and the existing use of the car park;

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

**Application No:** DER/01/13/00015

**Type:** Full

- an accurate scaled 1:500 plan showing how the respective parking, turning and servicing needs will be accommodated and legible on the ground.

### **7.2. Highways – Land Drainage:**

No objection to the application provided the effluent from the car wash does not enter the surface water drainage system. The applicant must take steps to ensure the prevention of such pollution.

### **7.3. Environmental Health – pollution:**

No comments received.

## **8. Summary of policies most relevant: *Saved CDLPR policies / associated guidance.***

GD3	Flood Protection
GD5	Amenity
T1	Transport Implications of New Development
T4	Access, Parking and Servicing

*The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.*

## **9. Officer Opinion:**

The main issues associated with the proposed development are the potential noise nuisance and activity caused by the business activity upon the amenities of neighbouring residents and suitable drainage measures within the site.

This is a retrospective application for a use that is in operation. Yet whilst the application is 'live' the applicants have in recent weeks ceased any business operation associated with the hand car wash.

The hand car wash activity takes place toward the north east corner of the hard-stand tarmac area, adjacent to the public house beer garden. A canopy structure and associated car wash equipment are also evident in this part of the site. Upon my site inspection as well as viewing the submitted plans, it appears generally evident that the north east corner of the site is where the majority of car wash activity would occur. Following my site visit, I am aware that the jet wash machines used to clean the vehicles do generate a level of noise. Whilst the car wash facility does not sit directly adjacent to residential properties it is in relatively close proximity to a group of terraced dwellings on London Road. The distance to the nearest residential curtilage is some 25metres away, from where the main area of car wash activity takes place. The use of the car wash equipment on site has the potential to impact on nuisance for neighbouring occupiers. Although no comments have been received from the Environmental Health Officer, I am mindful of the appeal decision for a similar type of car wash at Sunnyhill Service Station in 2011, which made reference to potential adverse effects from the use on nearby residential properties and sought to control these impacts by use of various conditions to control operating hours and the effects of noise and disturbance from the equipment. The amenities of nearby properties would be adequately safeguarded subject to the suggested conditions being imposed, in line with Policy GD5.

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**Application No:** DER/01/13/00015

**Type:** Full

It is significant to note that a belt of mature trees and vegetation exist along the western boundary which runs parallel to the boundary with No.797. Thus, both the matter of distance and existence of evergreen screening are material points, in terms of potential amenity impacts upon neighbouring residential occupants. With regard to the general comings and goings of vehicles entering and leaving the site, the increased vehicular movement's is understandably a cause for concern. But, the site is part of an existing car park, so vehicular movement already takes place here. I take the view that the vehicular movement issue would not cause significant adverse amenity impacts, nor would it be problematic for access and egress off London Road.

In this application, issues relating to drainage have been partially addressed with the inclusion of one surface water drain upon the north east side of the site. The plan provided indicates the location on site where the car washing is to take place and an indication as to where the water will drain. Further detailed drainage information should be provided by condition. Such a condition could reasonably be imposed and I do not consider that this would offer grounds on which planning permission should be resisted.

When considering the highway implications it is not clear from the submitted information how the parking arrangements for both the hand car wash and public house would co-exist. This is echoed in the Highway's Officer comments. On the basis that the existing car park is very large and that the car wash currently occupies a small area of the car park at the rear, I am satisfied in principle the two uses can co-exist adequately. Details of the shared parking and access arrangements could be appropriately controlled as per the suggested condition.

Accordingly, a recommendation to grant planning permission is given.

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

**10.1. To grant** planning permission with conditions.

#### **10.2. Summary of reasons:**

The proposed car wash use would be appropriate in this location, with reasonable impacts on the residential and visual amenities of the surrounding area and no adverse highway safety implications.

#### **10.3. Conditions:**

1. Approved plans
2. Condition requiring further surface water drainage details.
3. Condition requiring opening hours limitation Monday – Saturday only, not beyond 18:00 hours.
4. Condition requiring details of the parking, turning and servicing needs of both the proposed development and the existing use of the car park.
5. Condition to require details of noise and acoustic mitigation measures to be agreed and implemented.

#### **10.4. Reasons:**

1. For avoidance of doubt.



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**Application No:** DER/01/13/00015

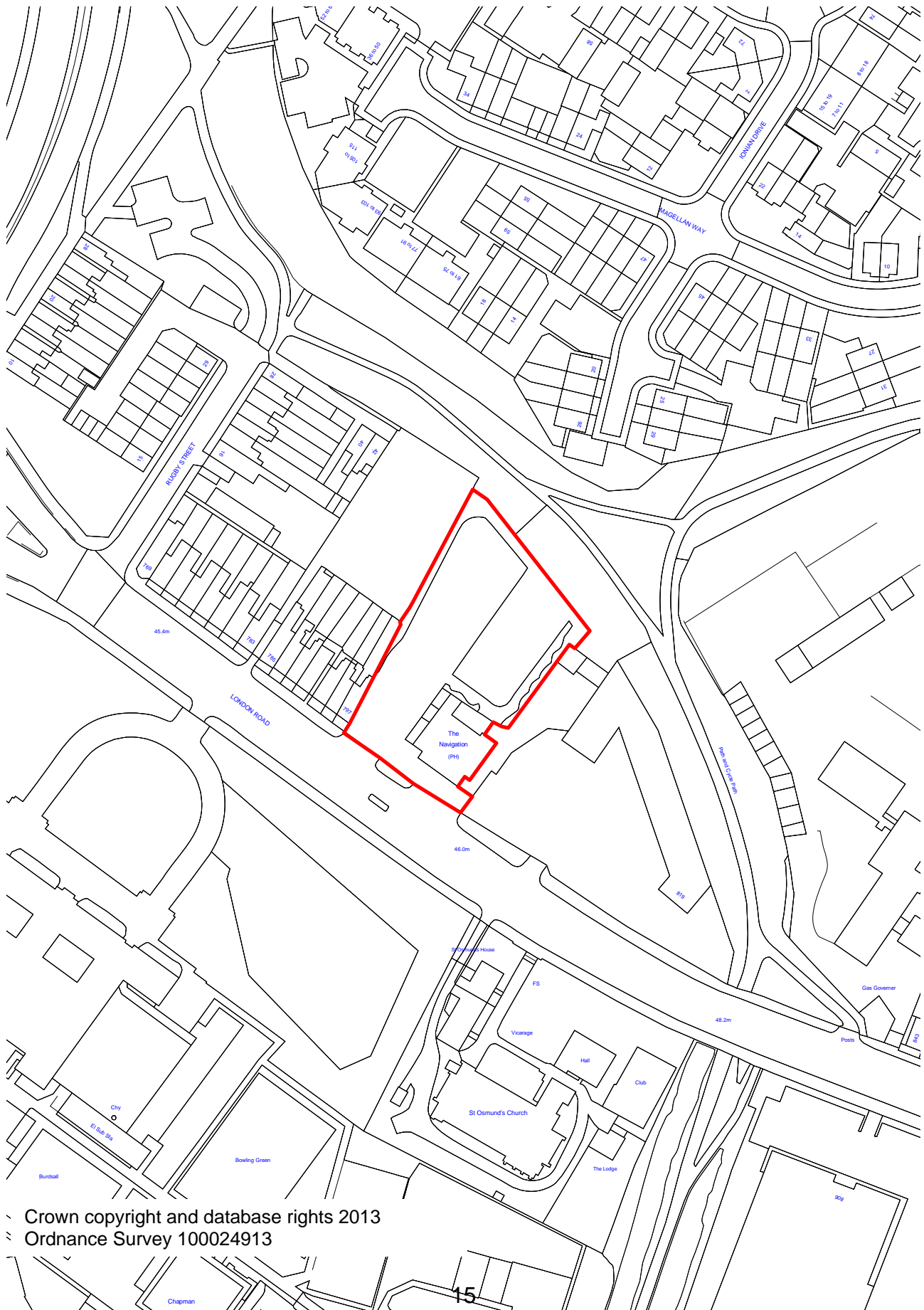
**Type:** Full

2. In order to safeguard human health and the water environment.....policy E13.
3. To protect the amenities of occupiers of neighbouring residential properties.....policy GD5.
4. To ensure an acceptable car parking layout...policy T4.
5. To protect amenities of occupiers of neighbouring residential properties – Policy GD5.

**Committee Report Item No: 3**

**Application No:** DER/01/13/00015

**Type:** Full



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DERBY CITY COUNCIL

## Derby City Council

### Delegated Decisions Made Between 01/03/13 and 31/03/13

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/12/00102/PRI	Full Planning Permission	Car Park between Units 3/4 & 5 Kingsway Retail Park, Derby, DE22 3FA	Erection of retail unit (Use Class A1) - extension of time of previously approved planning application Code No. DER/10/07/01916/PRI	Granted Conditionally	08/03/2013
03/12/00240/PRI	Listed Building Consent -alterations	Jacobean House, 33 Wardwick, Derby, DE1 1HA	Internal and external alterations and change of use of first, second and third floors to 5 apartments (Use Class C3) and internal alterations at ground floor level to include formation of kitchen area and re-location of bar	Finally disposed of	26/03/2013
06/12/00721/PRI	Certificate of Lawfulness Existing Use	Units 6-11, Newchase Business Park, Shaftesbury Street, Derby, DE23	Retention of use for collection, storage and recycling of materials	Finally disposed of	26/03/2013
06/12/00786/PRI	Outline Planning Permission	Site of Windmill Garage, Hilltop, Breadsall, Derby, DE21	Residential development	Granted Conditionally	01/03/2013
09/12/01102/PRI	Works to Trees under TPO	105 Whitaker Road, Derby, DE23 6AQ	Crown reduction of 2 Pine trees by 4 and 5m protected by Tree Preservation Order No 280	Refuse Planning Permission	15/03/2013
09/12/01107/PRI	Reserved Matters	Land adjacent 105 West Avenue North, Chellaston, Derby	Erection of dwelling house (approval of all reserved matters under Outline permission Code No. DER/09/10/01158/PRI)	Granted Conditionally	01/03/2013
10/12/01211/PRI	Full Planning Permission	69 Bridge Street, Derby, DE1 3LB	Change of use of ground floor from offices (Use Class B1) to retail (Use Class A1)	Refuse Planning Permission	11/03/2013
10/12/01258/PRI	Works to Trees under TPO	346 Uttoxeter New Road, Derby, DE22 3HS	Crown lifting to 5m and crown thinning by 25% of various trees all protected by Tree Preservation Order No 458	Granted Conditionally	08/03/2013

Application No	Application Type	Location	Proposal	Decision	Decision Date
10/12/01288/PRI	Full Planning Permission	Land at side of 15 Ravenscourt Road, Derby, DE22 4DL	Erection of dwelling house	Granted Conditionally	01/03/2013
10/12/01296/PRI	Full Planning Permission	34 Full Street, Derby, DE1 3AL	Change of use from warehouse (use class B8) to retail/restaurant (use classes A1 and A3) and alterations to building	Granted Conditionally	01/03/2013
10/12/01298/DCC	Full Planning Permission	Lakeside Community Primary School, London Road, Derby, DE24	Extension to school (classrooms) and erection of classroom block	Granted Conditionally	15/03/2013
10/12/01313/PRI	Reserved Matters	Land at rear of 21 Penny Long Lane, Derby, DE22 (access via Broadway)	Erection of dwelling house (approval of all reserved matters under Outline permission Code No. DER/03/11/00298/PRI)	Granted Conditionally	01/03/2013
10/12/01314/PRI	Variation/Waive of condition(s)	117 Dale Road, Spondon, Derby, DE21 7DJ	Variation of Condition No.1 of previously approved Planning Permission Code No. DER/05/10/00538 to reposition front door and to install roller shutters and additional door to front elevation	Granted Conditionally	01/03/2013
11/12/01349/PRI	Full Planning Permission	Unit 14, Perkins Yard, Mansfield Road, Derby, DE21 4AW	Change of use from General Industry (Use Class B2) to Assembly and Leisure (Use Class D2)	Granted Conditionally	21/03/2013
11/12/01363/PRI	Full Planning Permission	First Floor, 2 Cathedral Road, Derby, DE1 3PA	Change of use from offices/beauty training (Use Class B1) to residential (Use Class C3) and offices (Use Class B1)	Granted Conditionally	21/03/2013
11/12/01372/PRI	Listed Building Consent -alterations	64 Friar Gate, Derby, DE1 1DJ (Bakewells Solicitors)	Erection of 1m high railings to front and side	Granted Conditionally	04/03/2013
11/12/01391/PRI	Full Planning Permission	22 Rutland Drive, Mickleover, Derby, DE3 5FW	Single storey extensions to dwelling house (garage, porch and conservatory)	Granted Conditionally	21/03/2013
11/12/01404/PRI	Advertisement consent	9 Strand, Derby, DE1 1BJ (fomer Barracuda)	Display of various signage	Granted Conditionally	21/03/2013

Application No	Application Type	Location	Proposal	Decision	Decision Date
11/12/01405/PRI	Listed Building Consent -alterations	9 Strand, Derby, DE1 1BJ (former Barracuda)	Display of various signage	Granted Conditionally	21/03/2013
11/12/01409/PRI	Full Planning Permission	Land at rear of 23, Penny Long Lane, Derby, DE22 1AX (access via Broadway)	Erection of detached dwelling house and garage	Granted Conditionally	15/03/2013
11/12/01428/PRI	Full Planning Permission	Land at Axion Business Park, Raynesway, Derby	Erection of offices and workshop (use classes B1 & B2)	Granted Conditionally	08/03/2013
11/12/01431/PRI	Full Planning Permission	Premier Stores, 1 Alfreton Road, Derby, DE21 4AA	Extension to retail unit at ground floor and first floor extension to form additional flat	Refuse Planning Permission	08/03/2013
11/12/01432/PRI	Full Planning Permission	319 Duffield Road, Derby, DE22 2DF	Extensions to bungalow to form dwelling house (garage, w.c, 4 bedrooms, bathroom, en-suite, 2 dressing rooms and enlargement of lounge, study and kitchen) and formation of vehicular access	Granted Conditionally	20/03/2013
11/12/01434/PRI	Full Planning Permission	59 Falmouth Road, Alvaston, Derby, DE24 0LZ	Two storey side extension to dwelling house (dining room, covered way and bedroom)	Granted Conditionally	11/03/2013
11/12/01447/PRI	Full Planning Permission	137 Manor Road, Derby, DE23 6BU	Extensions to residential care home (19 bedrooms and conservatory)	Granted Conditionally	19/03/2013
11/12/01449/PRI	Full Planning Permission	6 Northwood Avenue, Chaddesden, Derby, DE21 6JJ	Single storey rear extension to bungalow (lounge and dining area)	Granted Conditionally	21/03/2013
11/12/01452/PRI	Full Planning Permission	10 Kiwi Drive, Alvaston, Derby	First floor extension to dwelling house (bedroom)	Granted Conditionally	11/03/2013
11/12/01459/PRI	Works to Trees under TPO	29 Stonehill Road, Derby, DE23 6TJ	Works to to trees protected by Tree Preservation Order No.103	Refuse Planning Permission	08/03/2013
11/12/01461/PRI	Full Planning Permission	28 Melbourne Close, Mickleover, Derby, DE3 5LG	Single storey extension (enlargement of kitchen/family room)	Granted Conditionally	19/03/2013

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/12/01477/PRI	Full Planning Permission	7 Waterside Close, Darley Abbey, Derby, DE22 1JT	Two storey and single storey extensions to dwelling house (bedroom, bathroom and enlargement of conservatory)	Granted Conditionally	21/03/2013
12/12/01483/PRI	Works to Trees under TPO	5 Dovestone Gardens, Littleover, Derby	Crown reduction by 4m and removal of 5-8 branches of Sycamore tree protected by Tree Preservation Order No 322	Granted Conditionally	08/03/2013
12/12/01488/PRI	Full Planning Permission	8 Balmoral Close, Littleover, Derby, DE23 6DY	Single storey extensions to dwelling house ([porch, utility room, and enlargement of lounge and kitchen/dining room)	Granted Conditionally	05/03/2013
12/12/01495/DCC	Local Council own development Reg 3	Assembly Rooms, Market Place, Derby, DE1 3AH	Installation of air handling units	Granted Conditionally	21/03/2013
12/12/01499/DCC	Local Council own development Reg 3	Sinfin Moor Park, Sinfin Lane, Sinfin, Derby, DE24	Erection of 1.8m wide footpath	Granted Conditionally	08/03/2013
12/12/01508/PRI	Outline Planning Permission	Land at corner of Crowshaw Street and, Elton Road, Derby, DE24	Erection of 7 dwellings - extension of time of previously approved planning application Code No. DER/12/09/01425/PRI by a further three years	Granted Conditionally	21/03/2013
12/12/01510/DC5	Prior Notification	Land adjacent layby, A38 nothbound, Kingsway, Derby	Erection of 15m high mast and equipment cabinet	Raise No Objection	21/03/2013
12/12/01511/PRI	Full Planning Permission	36 Davenport Road, Derby, DE24 8AX	Change of use from dwelling house to 2 self contained flats	Granted Conditionally	22/03/2013
12/12/01522/PRI	Full Planning Permission	32 Beeley Close, Allestree, Derby, DE22 2PX	Extension to dwelling house (two bedrooms, en-suite and enlargement of dining room) and alterations to roof	Granted Conditionally	04/03/2013
12/12/01540/PRI	Works to Trees under TPO	106 Chain Lane, Littleover, Derby, DE23 7EB	Felling of Willow tree protected by Tree Preservation Order No 340	Refuse Planning Permission	08/03/2013
12/12/01549/PRI	Full Planning Permission	9 Quarn Drive, Allestree, Derby, DE22 2NR	Single storey extension to dwelling (enlargement of living room)	Granted Conditionally	07/03/2013

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/13/00003/PRI	Works to Trees under TPO	26 Sinfin Moor Lane, Chellaston, Derby, DE73 1SQ	Crown reduction of two Cedar trees protected by Tree Preservation Order No.56	Refuse Planning Permission	08/03/2013
01/13/00006/PRI	Full Planning Permission	30 West Avenue South, Chellaston, Derby, DE73 1SH	Single storey extension to dwelling house (kitchen)	Granted Conditionally	22/03/2013
01/13/00007/PRI	Full Planning Permission	69 Prince Charles Avenue, Mackworth, Derby, DE22 4BG (Midlands Co-operative store)	Installation of door, and ramp for disabled people	Granted Conditionally	08/03/2013
01/13/00008/PRI	Full Planning Permission	130 Green Lane, Derby, DE1 1RY	Change of use from day nursery (Use Class D1) to 4 flats (Use Class C3), erection of gate to Green Lane frontage, installation of satellite dish and erection of 2m high boundary fence to Mercian Way frontage	Granted Conditionally	05/03/2013
01/13/00010/DCC	Local Council own development Reg 3	17 Portland Street, Derby, DE23 8QA	Single storey rear extension to dwelling house (lobby, bedroom and shower room)	Granted Conditionally	04/03/2013
01/13/00014/DCC	Local Council own development Reg 3	30 Olivier Street, Derby, DE23 8JG	Single storey rear extension to dwelling house (bedroom and shower room)	Granted Conditionally	04/03/2013
01/13/00017/PRI	Full Planning Permission	228 Stenson Road, Derby, DE23 7JL	Single storey extensions to dwelling house (porch, utility room and raising of roof level over garage).	Granted Conditionally	04/03/2013
01/13/00023/PRI	Full Planning Permission	18 Sutton Avenue, Chellaston, Derby, DE73 1RJ	First floor rear extension to dwelling house (enlargement of bedroom and en-suite)	Granted Conditionally	05/03/2013
01/13/00024/DCC	Local Council own development Reg 3	Lakeside Community Primary School, London Road, Derby, DE24	Extension to school (dining hall) and enlargement of kitchen	Granted Conditionally	26/03/2013
01/13/00025/PRI	Full Planning Permission	154 Derby Road, Chellaston, Derby, DE73 1RH	Two storey and single storey side and rear extensions to dwelling house (entrance hall, bathroom, family room and sun room)	Granted Conditionally	07/03/2013



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01/13/00026/PRI	Full Planning Permission	40 Fresco Drive, Littleover, Derby, DE23 7EG	Single storey front extension to dwelling house (enlargement of hall)	Granted Conditionally	06/03/2013
01/13/00027/DCC	Local Council own development Reg 3	19 Walpole Street, Derby, DE21 6DP	Alterations to access to front of dwelling house (access platform and steps)	Granted Conditionally	07/03/2013
01/13/00028/PRI	Full Planning Permission	The Baptist Church, Thornhill Road, Littleover, Derby, DE23 6FZ	Installation of gable to church entrance and erection of entrance canopy to church hall	Granted Conditionally	22/03/2013
01/13/00029/PRI	Advertisement consent	The Baptist Church, Thornhill Road, Littleover, Derby, DE23 6FZ	Display of 4 externally illuminated fascia signs, and 1 internally illuminated fascia sign	Granted Conditionally	22/03/2013
01/13/00030/PRI	Advertisement consent	Lloyds TSB Bank, 812 Osmaston Road, Derby, DE24 9AA	Display of 1 illuminated fascia sign and 2 illuminated hanging signs	Granted Conditionally	11/03/2013
01/13/00033/PRI	Full Planning Permission	1 Elms Drive, Littleover, Derby, DE23 6FF	Two storey extension to dwelling house (kitchen, dining room and 2 bedrooms) and erection of retaining walls to form parking area	Granted Conditionally	22/03/2013
01/13/00039/PRI	Full Planning Permission	29 Arundel Drive, Spondon, Derby, DE21 7QX	Ground floor side and rear extensions to dwelling house (study, w.c., utility room and enlargement of kitchen and dining room)	Granted Conditionally	12/03/2013
01/13/00040/PRI	Full Planning Permission	Unit G2, Cranmer Road, West Meadows Industrial Estate, DE21 6JL	Change of use from Use Classes B1, B2 and B8 to Gymnasium (Use class D2)	Granted Conditionally	11/03/2013
01/13/00041/PRI	Full Planning Permission	37 Blagreaves Lane, Littleover, Derby, DE23 7FJ	Extensions and alterations to dwelling house (kitchen, dining room, family/games room, living room, hall, 4 bedrooms, bathroom and en-suite), raised patio and erection of detached double garage	Refuse Planning Permission	11/03/2013
01/13/00042/PRI	Full Planning Permission	10 Louvain Road, Derby, DE23 6BZ	Single storey extension to dwelling house (porch)	Granted Conditionally	11/03/2013

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01/13/00047/PRI	Advertisement consent	Bristol Street Motors, Sir Frank Whittle Road, Derby, DE21	Display of 3 internally illuminated monolith signs and 1 internally illuminated pylon sign	Granted Conditionally	20/03/2013
01/13/00049/DCC	Demolition-Prior Notification	Britannia Court, Duke Street, Derby, DE1 3DD	Demolition of flats	Raise No Objection	05/03/2013
01/13/00050/DCC	Local Council own development Reg 3	Riverside Gardens, adjacent, St. Alkmunds Way, Derby	Erection of steel railings to top of boundary wall	Granted Conditionally	20/03/2013
01/13/00053/PRI	Works to Trees in a Conservation Area	Darley Park, Darley Abbey, Derby	Removal of overhanging branches of 3 Yew trees within Darley Abbey Conservation Area	Raise No Objection	08/03/2013
01/13/00054/	Full Planning Permission	10 Romsley Close, Mickleover, Derby, DE3 5SD	Extensions to dwelling house (shower room, porch, bedroom and enlargement of garage)	Granted Conditionally	13/03/2013
01/13/00057/PRI	Full Planning Permission	33 Leopold Street, Derby, DE1 2HF	Change of use from offices (Use Class A2) to residential (Use Class C3)	Granted Conditionally	22/03/2013
01/13/00058/PRI	Works to Trees in a Conservation Area	23 Ambrose Terrace, Derby, DE1 1DQ	Felling of Acacia tree within Friar Gate Conservation Area	Raise No Objection	08/03/2013
01/13/00064/PRI	Full Planning Permission	340 Ladybank Road, Mickleover, Derby, DE3 5TN	Two storey side extension to dwelling house (garage, living room and bedroom), and the erection of a two metre high fence	Refuse Planning Permission	18/03/2013
01/13/00065/PRI	Listed Building Consent -alterations	12 Foxes Walk, Allestree, Derby, DE22 2FG	Replacement of 2 velux roof lights with conservation roof lights, installation of 2 additional conservation roof lights, installation of door and window to east elevation and formation of room in roof space (bedroom)	Granted Conditionally	20/03/2013
01/13/00068/PRI	Full Planning Permission	164 Station Road, Mickleover, Derby, DE3 5FJ	Single storey rear and two storey side extensions to dwelling house (conservatory, shower room and enlargement of bedroom)	Granted Conditionally	19/03/2013
01/13/00069/PRI	Full Planning Permission	18 Calvin Close, Alvaston, Derby, DE24 0HX	Single storey extension to dwelling house (conservatory)	Granted Conditionally	20/03/2013

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/13/00070/PRI	Full Planning Permission	2 Brighstone Close, Alvaston, Derby, DE24 0UB	First floor extension to dwelling house (enlargement of bedroom) and formation of gable to front elevation	Granted Conditionally	19/03/2013
01/13/00074/PRI	Full Planning Permission	27 Mileash Lane, Darley Abbey, Derby, DE22 1DD	Erection of 1.5m high boundary fence	Granted Conditionally	20/03/2013
01/13/00077/PRI	Full Planning Permission	5 Orlando Court, Chellaston, Derby, DE73 5BJ	Two storey side extension to dwelling house (sun room, music room and bedroom), enlargement of room in roof space (bedroom) and erection of flue	Granted Conditionally	20/03/2013
01/13/00083/PRI	Full Planning Permission	Jurys Inn Hotel, King Street, Derby, DE1	Installation of external staircase from lower ground floor car park to ground floor entrance area	Granted Conditionally	21/03/2013
01/13/00089/PRI	Full Planning Permission	10 Chatsworth Drive, Mickleover, Derby, DE3 5HF	Single storey extension to dwelling house (conservatory)	Granted Conditionally	22/03/2013
01/13/00091/PRI	Full Planning Permission	387 Duffield Road, Derby, DE22 2DN	Two storey extensions to dwelling house (dining room, 2 bedrooms and 2 en-suites) and formation of raised patio	Granted Conditionally	20/03/2013
01/13/00092/PRI	Advertisement consent	Unit 1, Plot 1 Jubilee Business Park, Stores Road, Derby, DE21	Display of 4 internally illuminated fascia signs	Granted Conditionally	22/03/2013
01/13/00093/PRI	Works to Trees in a Conservation Area	53 Belper Road, Derby, DE1 3EP	Various works to trees within Strutts Park Conservation Area	Raise No Objection	08/03/2013
01/13/00100/PRI	Full Planning Permission	Land at the rear of 524 Duffield Road, Derby, DE22 2DL	Erection of dwelling house	Granted Conditionally	22/03/2013
01/13/00103/PRI	Certificate of Lawfulness Proposed Use	98 Radbourne Street, Derby, DE22 3BU	Installation of solar panels	Granted	21/03/2013

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01/13/00104/PRI	Full Planning Permission	9 Datchet Close, Littleover, Derby, DE23 7SQ	Two storey extension to dwelling house (porch, 2 bedrooms, and enlargement of lounge and bedroom) and erection of detached garage.	Refuse Planning Permission	25/03/2013
01/13/00109/PRI	Full Planning Permission	279 Birchover Way, Allestree, Derby, DE22 2RQ	Enlargement of vehicular access	Granted Conditionally	22/03/2013
01/13/00111/PRI	Full Planning Permission	12 Hazel Drive, Spondon, Derby, DE21 7DS	Single storey side extension to bungalow (kitchen and bathroom)	Granted Conditionally	28/03/2013
01/13/00113/PRI	Full Planning Permission	28 Fresco Drive, Littleover, Derby, DE23 7EG	Single storey extension to dwelling house (porch)	Granted Conditionally	28/03/2013
01/13/00115/PRI	Full Planning Permission	187 Blenheim Drive, Allestree, Derby, DE22 2GN (Midlands Co-op)	Erection of boundary wall and door to covered delivery area	Granted Conditionally	20/03/2013
01/13/00117/PRI	Certificate of Lawfulness Proposed Use	3 Church Lane, Darley Abbey, Derby, DE22 1EW	Formation of rooms in roof space including extensions to gables to form 2 bedrooms	Granted	07/03/2013
02/13/00122/PRI	Works to Trees in a Conservation Area	Trees at St. Christophers Court, Ashbourne Road, Derby, DE22 3FY	Crown reduce by 1.5m, remove deadwood and diseased branches of Maple tree, crown reduce by 1m, remove deadwood and diseased branches of 2 Cherry trees, 2 Maples, 2 Rowans and Silver Birch all within Friar Gate Conservation Area	Raise No Objection	08/03/2013
02/13/00125/PRI	Certificate of Lawfulness Proposed Use	395 Baker Street, Alvaston, Derby, DE24 8SJ	Single storey extension to dwelling house (dining room and enlargement of kitchen)	Granted	21/03/2013
02/13/00126/PRI	Full Planning Permission	7 Harebell Close, Oakwood, Derby, DE21 2TJ	Single storey rear extension to dwelling house (hall, lobby, en-suite and bedroom)	Granted Conditionally	28/03/2013
02/13/00130/PRI	Full Planning Permission	76 Brisbane Road, Mickleover, Derby, DE3 5JY	Two storey side and single storey rear extensions to dwelling house (garage, utility room, kitchen/diner, bedroom and en-suite)	Granted Conditionally	28/03/2013

