

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.

Climate implications

9.1 None.

Other significant implications

10.1 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	11/01/2022
Other(s)	Ian Woodhead	11/01/2022

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

Planning Control Committee 20/01/2022
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Item No.	Page No.	Application No.	Location	Proposal	Recommendation
1	1 - 12	21/01693/FUL	78 Harrison Street Derby	Change of use from a dwelling house (use class C3) to a seven bedroom (eight occupant) house in multiple occupation (Sui Generis use) together with erection of a single storey side/rear extension and alterations to the front elevation	To grant planning permission with conditions.
2	13 - 21	21/01997/FUL	Land Between 42 And 46 Middleton Avenue Derby	Erection of a dwelling (Use Class C3), part retrospective application	To grant planning permission with conditions.

Committee Report Item No: 1

Application No: 21/01693/FUL

Type: Full Application

1. Application Details

1.1. Address: 78 Harrison Street, Derby

1.2. Ward: Abbey

1.3. Proposal:

Change of use from a dwelling house (use class C3) to a seven bedroom (eight occupant) house in multiple occupation (Sui Generis use) together with erection of a single storey side/rear extension and alterations to the front elevation.

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/01693/FUL>

Brief description

The dwelling is a semi-detached property located at the end of the cul- de- sac, surrounded by residential dwellings of a similar style, character and design.

The property has previously been extended with a two storey side extension with integral garage and conservatory to the rear. This development had been approved in 1998 under application number 03/98/00286.

Although an integral garage is currently in situ, the City Councils Highways Officer has confirmed that this is not viable for the use of storing vehicles due to the substandard size.

The proposal had initially proposed a seven bedroom HMO for nine occupants and erection of a single storey flat roof extension to the rear with parking for three vehicles to the front curtilage.

Further to Officer advice the application has been amended as follows:

- Removal of vehicular parking and inclusion of cycle parking to the rear
- Reduction from 9 occupants to 8 occupants (Bedroom 5 is now single occupancy opposed to double).

The proposed bedrooms and shared living space would be located at both ground and first floor levels as follows:

Ground floor

Bedroom 1- One person bedroom with en-suite - 18.45m²

Bedroom 2- Two people bedroom with en suite - 21.5m²

Bedroom 3- One person bedroom with en- suite - 18.27m²

Shared living/kitchen/dining facilities - 21.14m²

First floor

Bedroom 5-One person bedroom with en-suite - 13.84m²

Bedroom 6- One person bedroom with en-suite - 12.58m²

Bedroom 7- One person bedroom with en-suite - 12.21m²

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The proposal also includes the replacement of the existing conservatory with the erection of a single storey flat roof extension to the rear of the dwelling with the dimensions: width- 9m, length-2.9m, height-3m.

It should be noted that a small HMO of up to 6 people would fall under Use Class C4. Planning permission is not required to move between Use class C3 and C4 therefore the HMO proposed would be for the accommodation of two additional people from that permitted.

Alterations are proposed to the front elevation as follows: Removal of garage door and replacement with window. Increase in window sizes at ground and first floor levels.

2. Relevant Planning History:

Application No:	03/98/00286	Type:	Full Application
Decision:	Granted Conditionally	Date:	04/08/1998
Description:	Extensions To Dwelling House (Garage, Dining Room, 2 Bedrooms And Extension To Kitchen And Conservatory)		

3. Publicity:

Neighbour Notification Letter - 3 Neighbours

Site Notice

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

4. Representations:

In line with the Data Protection Act and associated legislation this appraisal should not include details, or seek to identify through repeating specific comments, the individuals who have objected, supported or made general comments about the application. Therefore, to maintain anonymity, the relevant planning grounds of objection, support or comment have only been included in broad terms. It is important to note that all comments received have been fully considered as part of the application process and included in the overall 'planning balance' exercise.

Cllr Atwal:

Please can this planning application for the above HMO go to planning committee as I wish to speak against it.

Cllr Bonser:

I am writing to lodge my own objections to this development on behalf of the local residents. I believe that the proposals as submitted will adversely affect the area, it will have an impact on the safety of pedestrians/ parking capacity in the area and also affect the privacy of established households adjacent to the property. I note there has been a large number of objections and also concerns from highways and would ask that this matter be referred to the Planning Committee.

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19 Letters of objection and a petition containing 148 names have been received.

Reasons for objection include:

- Insufficient parking space to the front of the property.
- Highway safety and insufficient manoeuvrability for vehicles.
- Noise and disturb from construction and number of residents.
- Structural and cosmetic changes not in keeping.
- Unacceptable precedent to be set.
- Impact upon safety.
- Overlooking impact.
- Type of people living in the property.
- Fly tipping and bin usage.
- Loss of a family home.
- House price reductions.
- Increased carbon footprint.
- Loss of bats.
- Increased pressure on services and amenities.

5. Consultations:

5.1. Highways Development Control:

Revised Comments dated 20/12/2021:

Observations:

These observations are primarily based upon information shown on the following submitted documents.

Drawing 3001 Rev B

Drawing 301201 Rev B

Drawing 301202 Rev B

Amendments to the scheme email.

The amendments to the scheme effectively reduce the level of occupancy to eight occupants, whilst removing car parking (and increasing cycle parking) provision.

In highway terms, the proposals will increase the level of occupancy from 4 rooms to 7 rooms ~ it is understood that a six room HMO is considered to be permitted development.

Whilst the applicant has not provided supporting information in respect of the development; however, the site is within a sustainable location; within a 5 minute walk (0.3 miles) of nearby shops and public transport opportunities. There are no waiting restrictions on adjacent highways.

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Site visits by the Case Officer and images held on streetview both indicate that it habit for drivers to parking within the large turning head at the end of Harrison Street.

At present the site has a single sub-standard sized garage ~ which appears not to be capable of accommodating a car; the proposals will convert this into residential floorspace.

By reference to Table A2.4 from "Residential Car Parking Research", (Queen's Crown Copyright, 2007), research carried out by the former Department for Communities and Local Government, on car residential ownership and parking demand - which was based on analysis of Census information not generally published in the public domain.

This shows that for a 1 room non-owner occupied flat (which is the best equivalent to a room in a House in Multiple Occupation) that the average car ownership is 0.3 vehicles. As such, for a 7 bedroom HMO, this would equate to around 2-3 vehicles; a figure not dissimilar to that which would be anticipated in respect of the normal residential occupancy of the dwelling.

As six room HMOs are considered permitted development, there is also an additional argument that the only impact that can be considered material is that of the additional rooms above the permitted limit.

The site does not contain off-street parking provision with residents needing to park any vehicles within the unrestricted on-street parking.

However, as previously stated, the site is in a sustainable location, within walking distance to local shops and transport links.

Para 111 of the National Planning Policy Framework states that

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

To be clear, 'severe' does not relate to parking, but the consequences of congestion as a result of the traffic effects arising from the development.

It is the view of the Highway Authority that it would not be possible to argue that the scheme would lead to 'unacceptable impacts' to highway safety.

Recommendation:

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

Condition:

No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing "3001 Rev B" has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

NOTE TO APPLICANT

The consent granted will result in alterations to a building which needs naming and renumbering. To ensure that any new addresses are allocated in plenty of time, it is important that the developer or owner should contact

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Type: Full Application

traffic.management@derby.gov.uk with the number of the approved planning application and plans clearly showing the site layout, location in relation to existing land and property, and the placement of front doors or primary means of access.

Initial comments dated 15/10/2021:

Recommendation:

The Highway Authority cannot support the proposals, for the reasons set out below, and recommends that the application be revised or withdrawn accordingly.

Observations:

These observations are primarily based upon information shown on submitted drawings '301201 Rev B', '3001 Rev B' and '201102 Rev B'

In highway terms, the proposals will increase the level of occupancy from 4 rooms to 7 rooms ~ it is understood that a six room HMO is considered to be permitted development

There are two elements of concern with respect to the proposals; both relate to the level of parking provision shown.

Drawing 3001 Rev B shows three on-highway parking spaces, and three off-highway parking spaces. This is unacceptable.

The public highway is not specifically for use associated with the development; such parking in the turning head could have the effect of providing an obstruction to the manoeuvring of vehicles (such as refuse, delivery or emergency services).

The application also shows the provision of three off-street parking spaces within the site frontage. However the spaces shown are substandard by length when set against current Highway Authority Standards.

Delivering Streets and Places 'Detailed Design Guidance | Servicing: On-Street and Off-Street Parking'; advises that parking spaces should be 5.5m long. Drawing 301201 Rev B appears to show such spaces sized at a maximum of 4.177m.

By measurements taken on site there appears to be only approximately 3.6m available within the curtilage of the site.

This is unacceptable as it will inevitably lead to vehicles overhanging and thereby obstructing the adjacent highway footway, to the detriment of pedestrian safety.

The applicant makes no to demonstrate that the proposals are within a sustainable location; nor to make any provision for alternatives to the car (such as providing cycle parking for example).

Therefore, when all the above are taken into consideration, the Highway Authority is unable to support the application.

5.2. Housing Standards (HMO):

Initial Comments dated 26/10/2021:

Thankyou for consulting us on the above application. I would make the following comments:

Reference shall be made to Derby City Councils space and amenity standards for HMOs:

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/amenities-and-space-guidance-for-hmos-2019.pdf>

If the case of this property ground floor rooms 01, 02 and 03 are shown as having ensuite bathrooms and kitchen/cooking facilities in the room. Therefore these comprise self-contained studio flats within the HMO. Whilst they meet the size requirements for bedrooms within an HMO and there is some additional living space elsewhere Development Control will need to assess whether these rooms meet their requirements for a self contained studio flat as these rooms would be regarded as small for self contained units.

First floor bedroom 5 is shown as being for 2 people at 11.55m². As per Derby City Councils Housing Standards Teams room size standards the minimum room size for a 2 person room in an HMO where is other living space available elsewhere is 12m².

If the HMO property is occupied by 5 or more persons a mandatory HMO licence will be required: <https://www.derby.gov.uk/environmental-health-licensing-trading-standards/environmental-health/housing-standards/houses-in-multiple-occupation/>

This will include individual HMO flats that are occupied by 5 or more persons except purpose built flats in a block containing 3 or more flats. Flats created within converted buildings will not be regarded as purpose built. Regard shall also be had to the LACoRS Fire Safety Guide, which Housing Standards refer to regarding fire safety precautions in rented property: - <https://www.cieh.org/media/1244/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf>

6. Relevant Policies:

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

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

CP1(a)	Presumption in Favour of Sustainable Development
CP2	Responding to Climate Change
CP3	Placemaking Principles
CP4	Character and Context
CP6	Housing Delivery
CP23	Delivering a Sustainable Transport Network

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Saved CDLPR Policies

GD5	Amenity
H13	Residential Development – General Criteria
H16	Residential extensions

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

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf

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

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf

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

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

7. Officer Opinion:

Key Issues:

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

7.1. The proposed use of the site

7.2. Proposed seven bedroom (eight occupant) HMO use

7.3. Highway Implications

7.4. The layout, scale and design of the single storey rear extension and implications to neighbouring residents

7.5. Objections

7.6. Conclusion

7.1. The proposed use of the site

Policy H13 specifically refers to C1, C2, C3 uses and hostels but can, by extension, be considered as guidance for other residential uses such as HMOs. In this case, the site is surrounded predominantly by residential properties. A solely residential use of the site is therefore considered acceptable in this location and the proposed use can be supported in land use terms.

7.2. Proposed seven bedroom (eight occupant) HMO use

In regard to the use as a seven bedroom (eight occupant) HMO it is accepted that a small HMO of up to 6 people would fall under Use Class C4. Planning permission is not required to move between Use Class C3 and C4 therefore the HMO proposed would be for two additional people living at the property, and on that basis refusal of the scheme would be significantly difficult to argue at any future appeal.

Initial concerns had been raised with the applicant in respect of the size of the shared bedroom (bedroom 5) at first floor level which had a floor area of 11.55m². As per Derby City Councils Housing Standards Teams room size standards the minimum room size for a two person room in an HMO, where is other living space available elsewhere, is 12m². Revised plans have therefore been submitted indicating that bedroom 5 would now be intended for use for one occupant only. Taking this into consideration, I am satisfied that the bedrooms/shared living spaces, would provide adequate living and bathroom facilities for any future occupants. The proposed layout and size of accommodation is also considered to form a pleasant and secure living environment for the occupants as required by Policy CP3 and saved policy H13. Although it is understood that the Housing Standards Team have contacted the applicant, informative notes shall be included in regard to comments for clarity.

In regard to residential amenity saved policy GD5 states that “permission will only be granted for development where it provides a satisfactory level of amenity within the site or building itself and provided it would not cause unacceptable harm to the amenity of nearby areas”. With this in mind, it is considered that the proposed introduction of a more intensive type of residential use, by forming a HMO, would not result in any undue material impact to neighbouring residents within the vicinity of the site, by way of loss of privacy, increased pollution (such as noise), disturbance or resultant parking implications. Although a significant level of objection has been raised by local residents, the use of the building to form a HMO for up to 8 occupants would not, in my opinion, be an unreasonably harmful level of use of the building, bearing in mind the size of the property and the context in a relatively high density residential area. Taking this into consideration I am satisfied that the proposed use would meet criteria set out in adopted policies CP3, CP4 and CP23 of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies H13 and GD5 of the adopted City of Derby Local Plan Review.

7.3. Highway Implications

Although a number of objections have been received in regard to parking in the area, the City Councils Highways Officer does not raise objection in respect of the potential additional parking generated by the occupants of the HMO, given the sustainable location of the property, within close proximity to bus routes and the City Centre. Initial plans had indicated off road parking spaces to the front of the property, however, further to objection from the City Councils Highways’ Officer, in respect of the substandard length of the spaces and inadequate manoeuvrability, revised plans have been submitted indicating that all vehicular parking would be removed from the scheme and cycle parking facilities introduced to the rear of the site. The cycle parking indicated shall be secured by a suitable planning condition for clarity.

By reference to Table A2.4 from “Residential Car Parking Research”, (Queen’s Crown Copyright, 2007), research carried out by the former Department for Communities and Local Government, on car residential ownership and parking demand – which was based on analysis of Census information not generally published in the public domain, it shows that for a 1 room non-owner occupied flat (which is the best equivalent to a room in a House in Multiple Occupation) that the average car ownership is 0.3 vehicles. As such, for a seven bedroom HMO, this would equate to around 2-3 vehicles; a figure not dissimilar to that which would be anticipated in respect of the normal residential occupancy of the dwelling. As previously indicated, a six bedroom HMO would be considered permitted development, therefore there is also an additional argument that the only impact that can be considered material is that of the additional rooms above the permitted limit. The site does not contain off-street parking provision with residents needing to park any vehicles within the unrestricted on-street parking.

Para 111 of the National Planning Policy Framework states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” To be clear, ‘severe’ does not relate to parking, but the consequences of congestion as a result of the traffic effects arising from the development. It is the view of the Highway Authority that it would not be possible to argue that the scheme would lead to ‘unacceptable impacts’ to highway safety. Overall it is considered that the layout meets with the aims of Policy CP23 where it provides for suitable facilities available to the application site.

7.4. The layout, scale and design of the single storey rear extension and implications to neighbouring residents

In relation to visual amenity the proposed single storey extension is to be located to the rear of the property and therefore would not be highly visible within the immediate street scene of Harrison Street. With this in mind, I am satisfied that the overall size and design of the proposed extension would be in-keeping with the existing property and would not be detrimental to the character and design of the locality. In relation to residential amenity I am satisfied that as the proposal is at single storey only, with an overall height of 3m, there would be no material impact by way of massing, overshadowing or overlooking of neighbouring dwellings. The proposal would not occupy a considerable amount of amenity space surrounding the existing property, (taking into account the substantial plot size), therefore I do not consider the erection of the extension to be to the detriment of the overall amenity space provided. Taking this into consideration I am satisfied that the proposal meets criteria set out in adopted policies CP3 and CP4 of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies GD5 and H16 of the adopted City of Derby Local Plan Review.

7.5. Objections

19 letters of objection, a petition containing 148 names and two Councillor objections have been received in response to this application. A number of the objections raised are not considered to be material planning matters therefore cannot be dealt with by the Planning Authority. I am satisfied that all relevant planning matters relating to

highway implications, residential amenity and visual amenity have been adequately addressed within the appraisal section of this report.

7.6. Conclusion

Overall it is felt that the proposal is acceptable by way of highway implications, residential amenity and visual amenity. Although a high level of objection has been received from neighbouring residents I am satisfied that all relevant planning matters have been adequately addressed within this report. The proposal reasonably satisfies the requirements of policies of the Derby City Local Plan: Part 1 and saved policies of the City of Derby Local Plan Review and the over-arching guidance in the National Planning Policy Framework.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed residential use would increase the variety and amount of housing delivery hence the proposal is considered to be acceptable in principle in this residential area. The proposal meets all the Council's housing standards, regarding room sizes and a satisfactory quality of living environment would be provided. The proposal would not cause any overriding adverse impact on highway safety or residential amenity.

8.3. Conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: For the avoidance of doubt.

3. Matching materials to be used

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

4. Provision of cycle parking on site.

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Application No: 21/01693/FUL

Type: Full Application

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

8.4. Informative Notes:

Highways:

The consent granted will result in alterations to a building which needs naming and renumbering. To ensure that any new addresses are allocated in plenty of time, it is important that the developer or owner should contact traffic.management@derby.gov.uk with the number of the approved planning application and plans clearly showing the site layout, location in relation to existing land and property, and the placement of front doors or primary means of access.

Housing Standards:

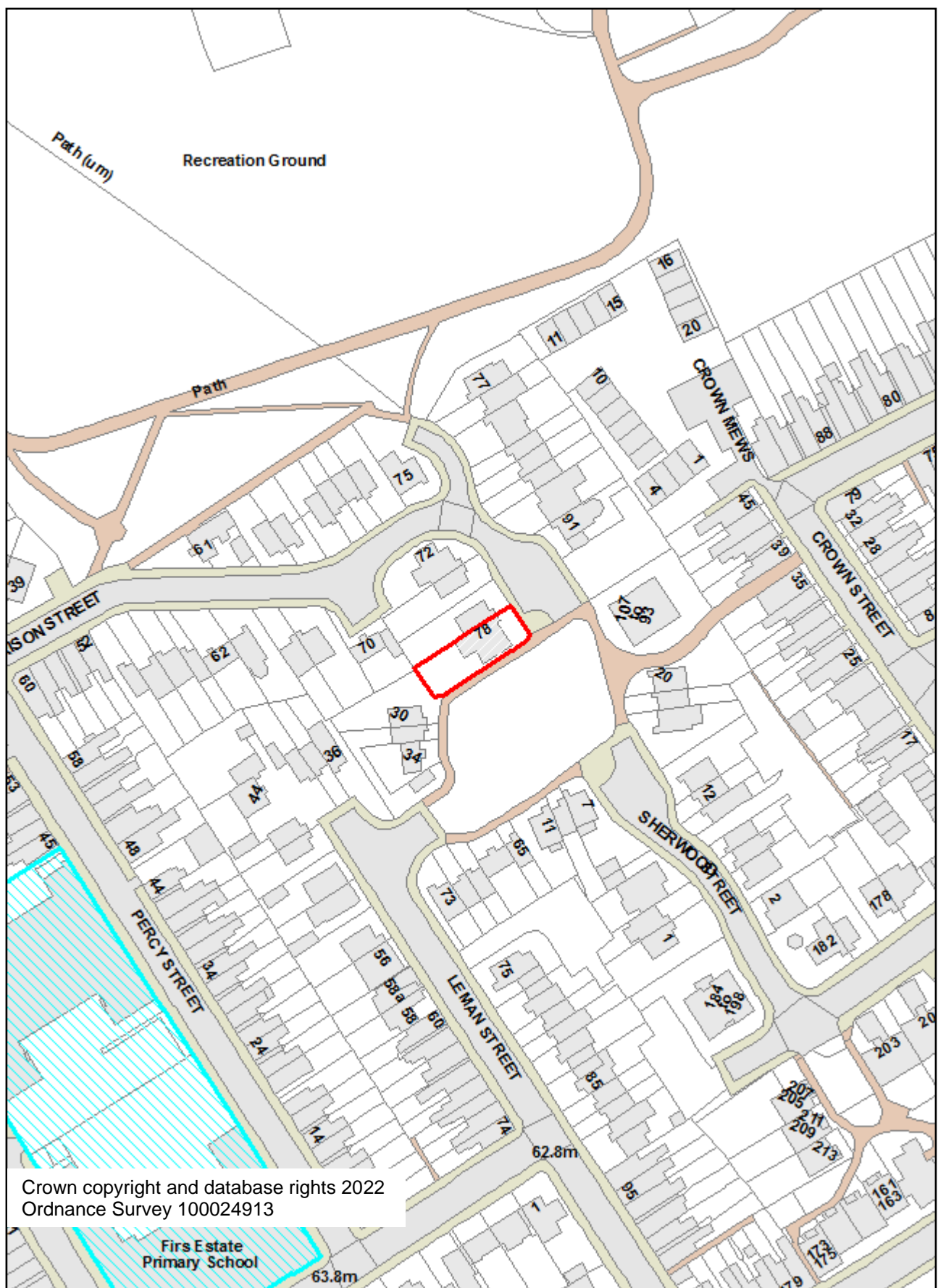
If the HMO property is occupied by 5 or more persons a mandatory HMO licence will be required: <https://www.derby.gov.uk/environmental-health-licensing-trading-standards/environmental-health/housing-standards/houses-in-multiple-occupation/>

This will include individual HMO flats that are occupied by 5 or more persons except purpose-built flats in a block containing 3 or more flats. Flats created within converted buildings will not be regarded as purpose built. Regard shall also be had to the LACoRS Fire Safety Guide, which Housing Standards refer to regarding fire safety precautions in rented property:

<https://www.cieh.org/media/1244/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf>

8.5. Application timescale:

The target date for determination of the application was 27 November 2021 and an extension of time will be sought to allow for consideration by the planning control committee.



Committee Report Item No: 2

Application No: 21/01997/FUL

Type: Full Application

1. Application Details

1.1. Address: Land between 42 and 46 Middleton Avenue, Littleover.

1.2. Ward: Littleover

1.3. Proposal:

Erection of a dwelling (Use Class C3) - part retrospective application.

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/01997/FUL>

The Site and Surroundings

The application site is situated on the eastern side of Middleton Avenue within the suburb of Littleover. The land in question formed part of the rear garden area of No. 42 Middleton Avenue. It is now within the ownership of the adjacent occupier at No. 46 Middleton Avenue.

Land levels across the site are fairly consistent. The northern, southern and eastern and site boundaries are defined by fencing, and there are several existing trees near the site boundaries. A large Eucalyptus tree, protected by a Tree Preservation Order (TPO No. 492) situated on the northern site boundary, has previously been felled.

The surrounding area is residential in character with the nearby development generally comprised of 1930s/40s housing stock, of varying architectural styles. There are examples of both detached and semi-detached dwellings within the immediate area.

Nearby properties are typically two storeys in height and gardens are well vegetated. The site abuts the rear gardens of properties on Heath Avenue to the east and Middleton Drive to the south. Directly to the west is a retained 20m length of garden area serving No. 42 Middleton Avenue. To the north of the site there is a more recent infill development comprised of three detached houses set to the rear of No. 48 Middleton Avenue. The properties are arranged around a small central courtyard and accessed by means of a shared driveway from Middleton Avenue.

The Proposal

This part-retrospective application seeks to remedy works already carried out as part of a previous approval (ref: 19/01070) on the site for a similar bungalow. Construction work has started on that approval. However, the layout and design have changed.

Work has now stopped on site and this application seeks permission for the as-built construction.

This part-retrospective application seeks full planning permission for the erection a single dwelling in a backland position to the rear of No. 42 Middleton Avenue. Vehicle access into the site would be obtained via the existing driveway serving Nos. 44, 46 and 46A Middleton Avenue.

The layout reflects the as-built position and shows a detached 2-bedroomed dwelling with a rectangular footprint, measuring approx.13m by 9.8m, situated in an almost

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Type: Full Application

central position within the plot. The footprint of the property would be set approx. 5m from the eastern site boundary and approx. 8m from the western site boundary.

The property would be single storey in height and would have a traditional dual gabled roof, measuring approx. 3m to the eaves and approx. 6m to the ridge. Materials of construction are brick, tile and render.

To facilitate the approved development the applicant removed the protected Eucalyptus tree located along the northern site boundary.

This was undertaken as part of the previous permission (ref: 19/01070), which was subject to a section 106 Agreement, which required the payment of a Tree Compensation contribution.

Changes from the approved scheme include different window and door openings, particularly larger windows and the provision of 2 patio doors on the west elevation. The current proposal also includes a landscaping scheme, which comprises new hedgerows along three boundaries, biodiversity enhancements and additional tree planting.

2. Relevant Planning History:

Application No:	19/01070/FUL	Type:	Full Application
Decision:	Granted Conditionally subject to Section 106 Agreement	Date:	09/12/2020
Description:	Erection of a dwelling (Use Class C3) and felling of a Eucalyptus tree protected by Tree Preservation Order no. 492		
Application No:	08/09/00975	Type:	Full Application
Decision:	Refused	Date:	09/10/2009
Description:	Erection of Two Dwelling Houses (Amendment to Previously Approved Planning Application: DER/08/06/01325)		
Application No:	09/07/01685	Type:	Works To tree with a TPO
Decision:	Refused	Date:	10/10/2007
Description:	Felling of Eucalyptus Tree Protected by Tree Preservation Order 2007 No.492 (42 Middleton Avenue, Littleover)		
Application No:	08/06/01325	Type:	Full Application
Decision:	Granted Conditionally	Date:	27/10/2006
Description:	Demolition of Dwelling and Erection Of 4 Dwelling Houses		

3. Publicity:

- 9 Neighbour Notification Letters

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

4. Representations:

In line with the Data Protection Act and associated legislation this appraisal should not include details, or seek to identify through repeating specific comments, the individuals who have objected, supported or made general comments about the application. Therefore, to maintain anonymity, the relevant planning grounds of objection, support or comment have only been included in broad terms. It is important to note that all comments received have been fully considered as part of the application process and included in the overall 'planning balance' exercise.

17 representations have been received, objecting to the application on the following general grounds:

- Bungalow not being constructed in accordance with approved plans.
- Bungalow is too large and too close to adjoining dwellings.
- Construction work, particularly regarding the roof construction, has contravened Building Regulations.
- Construction works have been facilitated by a rise in ground levels.
- Windows are much larger than approved and are intrusive.
- New fencing is too high, particularly the fencing on the boundary with no.42.

5. Consultations:

5.1. Natural Environment (Tree Officer):

Planning application 19/01070/FUL for the erection of a dwelling (Use Class C3) and felling of a Eucalyptus tree protected by Tree Preservation Order no. 492 was approved on 09/12/2020. My comment for the application was recorded as 'The site has one TPO'd Eucalyptus growing adjacent to 46 Middleton Ave. This tree is in rather poor condition; significant deadwood/dieback and the fungal pathogen Ganoderma spp growing at the base. The tree survey submitted with the application has given it a 'U' retention category. Whilst the tree is in poor condition, I am of the opinion that the tree is a 'C' retention category tree. Works to the tree could be carried out to make the tree safe and prolong its retention however this would greatly reduce its public amenity and create an unreasonable management regime. The development proposes the removal of the tree and given its poor condition I have no objection to its removal. The applicant had said that they would fund a replacement tree to be planted off site within the public realm which would provide greater amenity than a replacement tree within the development plot. Initially some of the supporting arboricultural documents were of poor quality however after some correspondence an adequate Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (including Tree Protection Plan) was supplied. The AIA shows that all trees within the development site are to be removed and whilst this is a loss of green infrastructure the trees on site have not accrued sufficient amenity value to justify inclusion within a TPO and as such I have no objection subject to conditions being applied for the protection of trees as identified on drawing TPP-01 and compliance with the Arboricultural Method Statement (AMS) version 4.

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The provision of a landscape Plan (including the funding of a tree to be planted in the public realm must also be conditioned.'

I had no objection to the proposed development. The TPO'd tree has now been removed.

The current application's Landscaping Boundaries and Biodiversity Scheme plan is similar to the approved and discharged Landscape plan. I note that planting specifications, tree pit design and plant maintenance are not included within the landscape plan.

Conclusion

I have no objection in principle however plant specifications, tree pit design and plant maintenance must be provided and agreed prior to determination or conditioned for discharge.

The previous permission (ref: 19/01070), was subject to a section 106 Agreement, which required the payment of a Tree Compensation contribution.

The payment for the supply and planting of 2 replacement trees on Manor Road was paid on 29 January 2021.

The Section 106 agreement required the payment to be made before the applicant could fell the eucalyptus tree covered by the TPO. As this been paid, their obligation has been discharged. The Council has 5 years from the receipt of the payment to spend the funds on the replanting.

6. Relevant Policies:

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

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

CP1A	Presumption in Favour of Sustainable Development
CP2	Responding to Climate Change
CP3	Placemaking Principles
CP4	Character and Context
CP6	Housing Delivery
CP16	Green Infrastructure
CP19	Biodiversity
CP23	Delivering a Sustainable Transport Network

Saved CDLPR Policies

GD5	Amenity
H13	Residential Development - General Criteria
E17	Landscaping Schemes

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-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf

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

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf

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

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

7. Officer Opinion:

Key Issues:

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

7.1. The Principle of Development

7.2. Green Infrastructure / Biodiversity

7.3. Impact on the Character of the Area

7.4. Impact on neighbours

7.5. Other issues

7.1. The Principle of the Development

The proposal comprises the construction of an additional dwelling within an existing residential area. It would maximise the efficient use of land within the urban area and provide additional housing making a small contribution towards the City's housing supply. Approval for a bungalow has previously been granted. Subject to consideration of detailed issues, as discussed below, the proposal is considered to be generally in accordance with Core Strategy Policy CP6 saved Local Plan policy H13.

7.2. Green Infrastructure / Biodiversity

A large Eucalyptus tree, protected by a Tree Preservation Order (TPO No. 492) situated on the northern site boundary, has previously been felled. The previous permission (ref: 19/01070), was subject to a section 106 Agreement, which required the payment of a Tree Compensation contribution. The payment for the supply and planting of 2 replacement trees has been made and the obligation has been discharged.

Although there are a number of trees around the site boundaries none have accrued sufficient amenity value to warrant formal protection. Subject to the provision of appropriate replacement planting, as part of the submitted landscaping scheme, and

the implementation of biodiversity enhancement measures it is considered that the development would reasonably comply with Core Strategy Policies CP16 and CP19. A condition is recommended, to deal with plant specifications, tree pit design and plant maintenance.

7.3. Impact on the Character of the Area

The introduction of the neighbouring infill development to the north of the site comprising of Nos. 44, 46 and 46a Middleton Avenue has established a new urban grain within the immediate vicinity of the application site. There are also other examples of houses situated in a backland context directly to the south of the site which are accessed off Middleton Drive.

In view of this, it was considered that the previous 2019 proposal would be difficult to resist, purely on its backland siting and as the new dwelling would effectively square-off the existing courtyard of properties. It was considered that in principle, the proposal would not be an unreasonable addition to the existing layout.

Notwithstanding the objections raised concerning the size of the bungalow and its proximity to other houses, it was considered that the building's footprint and plot size would not be dissimilar to the existing properties in the area and, given the varied mix of architectural styles, the proposal would not appear out of character with the surrounding built development.

Due to its position and single storey height, the development was considered to have a limited impact on wider public view and the general character and appearance of the streetscene along Middleton Avenue would be preserved.

The as-built layout and appearance are generally similar to that previously approved. Therefore, due to the backland setting and minimal impact on the street scene, it is not considered that the current scheme would be out of keeping with the character and appearance of the surrounding area; and there would be no conflict with Core Strategy policies CP3 and CP4 and saved Local Plan policy H13 in this regard.

7.4. Impact on Neighbours

17 representations have been received, objecting to the application. However, to give a better understanding of the level of objection, numerous objectors are not directly affected by the proposal, one living some distance away on the opposite side of the road.

Concerns are particularly raised regarding the construction work, mainly regarding the roof construction. This would be a matter for the Building Regulations and should not be considered as a material planning consideration.

The main planning concerns raised by the residents appear to be that the bungalow is not being constructed in accordance with approved plans. This is acknowledged, and the purpose of the current application is to seek to remedy the unauthorised position. If this application is refused, then the Council could resort to enforcement action.

Taking into account the current plot position, the limited height of the development and the distances to neighbouring houses, it is considered that the proposal would not

cause any over-riding loss of amenity for neighbours through massing/overbearing impact, or loss of light.

In terms of the design of the bungalow, it is accepted that the windows are larger than that previously approved (including the addition of a second patio door on the front elevation). However, the larger window design is not considered to be visually unacceptable. The general positions of the windows and doors have not changed, such that the impact on any neighbours is unlikely to be any worse as a result of the current proposal.

The provision of boundary treatment and landscaping along the site boundaries is shown on the submitted plans. These details have already been approved as part of a Condition discharge application for the previous proposal. The implementation of the submitted scheme can be controlled through a suitably worded condition to prevent any overlooking issues and provide suitable private amenity space for future occupiers.

Although the development would introduce a new building into this backland context given the residential nature of the use proposed it is unlikely to result in a significant increase in noise and disturbance over and above the current situation. The proposal would utilise the existing vehicle access serving Nos. 44, 46 and 46a Middleton Avenue and although there would be a modest increase in vehicle traffic, it would not be excessive.

For these reasons it is considered that the development would not have an overriding unacceptable impact on neighbour amenity and would therefore comply with saved policies H13 and GD5 of the City of Derby Local Plan Review.

7.5. Other Issues

No changes are proposed to the site access and there is sufficient space within the site for parking/turning associated with the development. Subject to conditions, no objections have been raised by the Highways Officer and accordingly it is considered that the development would comply with Core Strategy Policy CP23.

It is considered that a satisfactory living environment could be provided for occupiers of the new development, albeit with a fairly small rear private amenity space. However, to allow for the retention of sufficient garden area and preserve the amenity of neighbours it is recommended that permitted development rights for the property are removed for any future extensions, roof alterations and outbuildings. This is to accord with saved Local Plan policies H13 and GD5.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

There are no in-principle objections to this proposal. Given the presence of existing backland properties, the siting of the proposed dwelling would not be out of character with this part of the street-scene. It is considered that neighbours would not experience

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overriding adverse amenity impacts, in massing or overlooking terms. The proposal is considered to be acceptable in terms of highway safety issues. For these reasons it is considered that the development would reasonably comply with relevant local and national planning policies and it is recommended that planning permission is granted, subject to the conditions suggested below.

8.3. Conditions:

General/Time Limit Conditions

1. Approved plans condition.

Pre-commencement Conditions

2. Condition requiring approval of external materials of construction and subsequent implementation of approved details.
3. Condition requiring tree protection measures to be implemented.

Pre-occupation Conditions

4. A Condition requiring the prior approval of plant specifications, tree pit design and plant maintenance; and requiring the implementation of the approved landscaping and boundary treatment scheme.
5. Condition requiring the approval of boundary treatment and subsequent implementation of approved details.
6. Condition controlling parking turning area and surfacing materials.
7. Condition controlling measures to prevent the discharge of water onto the public highway.
8. Condition controlling provision of a bin storage area.
9. Condition requiring the implementation of a biodiversity enhancement scheme for the site.

Management Conditions

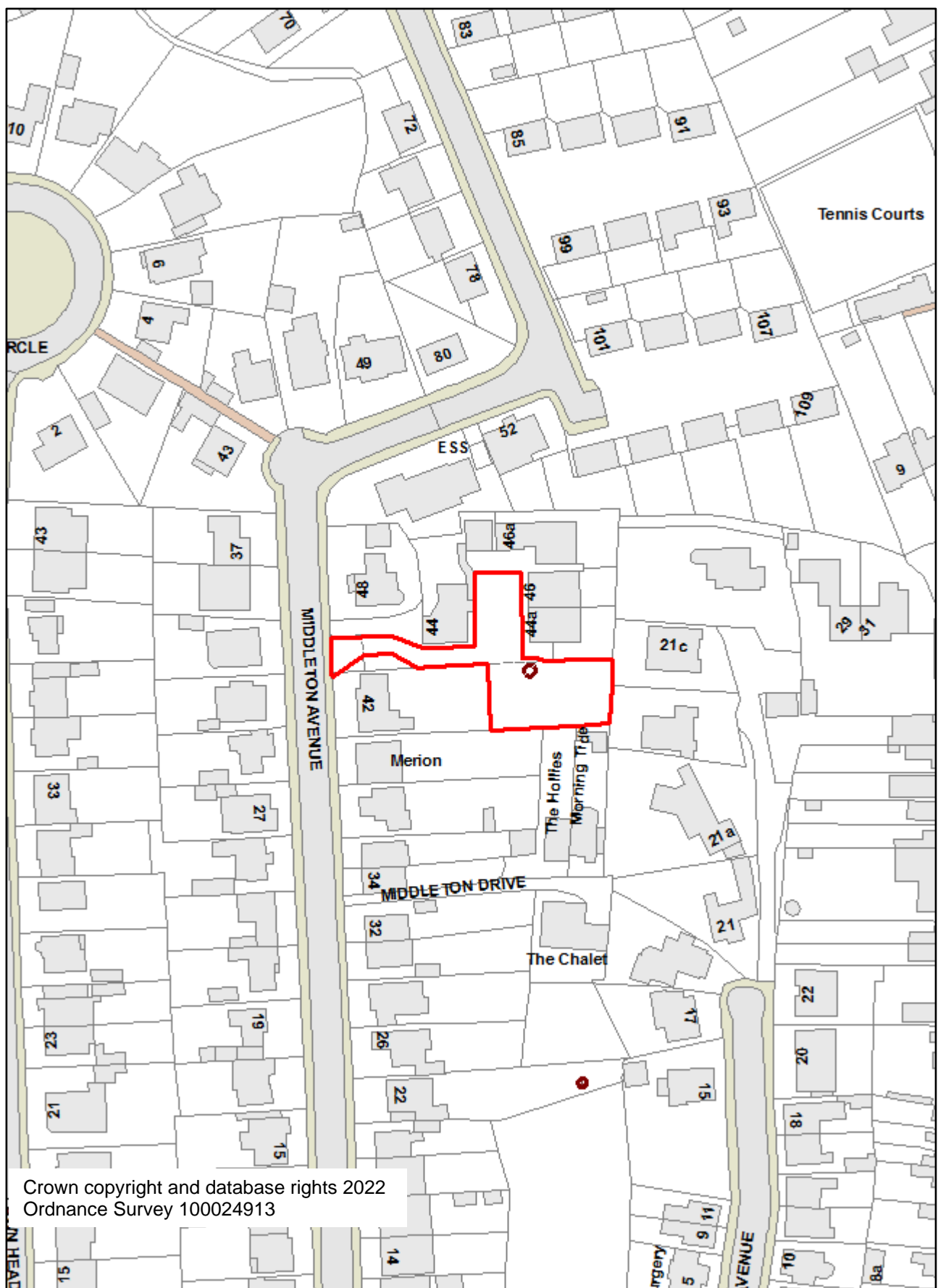
10. Condition removing permitted development rights for extensions or enlargement (including additions to the roof) and outbuildings.
11. Condition controlling finished floor levels for the development and the retention of the approved details.

8.4. Informative Notes:

1. The consent granted will result in the construction of new buildings which will need numbering. To ensure that any new addresses are allocated in plenty of time, it is important that the developer or owner should contact traffic.management@derby.gov.uk with the number of the approved planning application and plans clearly showing plot numbers, location in relation to existing land and property, and the placement of front doors or primary access on each plot.

8.5. Application timescale:

An extension of time has been agreed on the application until 28/01/2022.





Delegated decisions made between between 01/12/2021 and 31/12/2021



Application No:	Application Type	Location	Proposal	Decision	Decision Date
10/18/01523	Compliance/Discharge of Condition	Former Police Station 2 Merrill Way Allenton Derby	Erection Of 12 Apartments And Associated On-Site Car Parking, Communal Areas And Landscaping - Discharge Of Conditions 3, 4 And 5 Of Previously Approved Permission DER/09/16/0177	Discharge of Conditions Complete	22/12/2021
19/00268/DISC	Compliance/Discharge of Condition	30 Westcroft Avenue Derby DE23 1NN	Erection Of 3 Two Storey Buildings To Form 10 Self Contained Apartments - Discharge of conditions 3, 4, 5, 8, 9, 12, 13 and 14 of previously approved application code No. DER/04/18/00547	Discharge of Conditions Complete	23/12/2021
19/01641/FUL	Full Application	Land Adjacent To 73 Friar Gate Derby DE1 1FN	Demolition of social club outbuilding. Erection of four apartments (Use Class C3)	Refused	03/12/2021
20/01432/FUL	Full Application	210 Derby Road Spondon Derby DE21 7LU	Change of use from dwelling house (Use Class C3) to an eight bedroom house in multiple occupation (Sui Generis Use) including two storey side, single storey rear extensions and installation of a dormer to the rear elevation	Refused	08/12/2021
20/01608/LBA	Listed Building Consent - Alterations	4 North Parade Derby DE1 3AY	Installation of 2 rear rooflights	Approval	09/12/2021
20/01625/FUL	Full Application	24 Saltburn Close Derby DE21 4GG	Retention of the erection of an outbuilding (shed)	Approval	09/12/2021
20/01663/FUL	Full Application	Roebuck Court Amy Street Derby DE22 3PH	The reconfiguration of the internal layout to increase the number of flats from 13 to 17 of previously approved application 01/08/00005 (Erection Of 13 Flats and 2 Retail Units and associated car parking, amenity areas and ancillary storage facilities.) (Retrospective Application).	Approval subject to Section 106	17/12/2021

21/00150/DISC	Compliance/Discharge of Condition	Derby Triangle Wyvern Way Derby DE21 6NZ	Mixed use development, comprising use class B2 (general industry) and use class B8 (storage and distribution.) Associated development including site re-grading, flood alleviation works, provision of access from and alterations to Wyvern Way and safeguarding of land for the Derby and Sandiacre Canal restoration project. Approval is sought for two vehicular accesses from Wyvern Way, with all other matters to be reserved - Discharge of conditions 4, 5, 6, 7, 8, 9, 10,11, 12, 13, 14, 15, 16, 17, 19, 20, 22, 23, 26 and 28 in respect of Phase 1 of previously approved planning permission 19/00491/OUT	Discharge of Conditions Complete	14/12/2021
21/00189/FUL	Full Application	323 Nottingham Road Derby DE21 6FP	Installation of front and rear dormers	Refused	02/12/2021
21/00299/DISC	Compliance/Discharge of Condition	Derby Triangle Wyvern Way Derby DE21 6NZ	Mixed use development, comprising use class B2 (general industry) and use class B8 (storage and distribution.) Associated development including site re-grading, flood alleviation works, provision of access from and alterations to Wyvern Way and safeguarding of land for the Derby and Sandiacre Canal restoration project. Approval is sought for two vehicular accesses from Wyvern Way, with all other matters to be reserved - Discharge of condition nos 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 22, 23 and 26 in respect of Phase 2 and conditions 6 and 12 of the site as a whole of the previously approved permission 19/00491/OUT	Discharge of Conditions Complete	14/12/2021
21/00607/FUL	Full Application	Unit 2 The Corn Exchange Albert Street Derby DE1 2DS	Change of use from retail (Use Class E) to nail and beauty salon (Sui Generis)	Application Withdrawn	15/12/2021
21/00730/FUL	Full Application	4 Buckminster Close Derby	Two storey side and single storey rear extensions to dwelling house (utility room,	Approval	20/12/2021

		DE21 2EA	family space and enlargement of kitchen and bedroom)		
21/00765/DISC	Compliance/Discharge of Condition	Land At Rykneld Road Derby DE23 4AN	Erection of a retail unit (Use Class A1) with new access and car parking - Discharge of condition no 4 of previously approved permission 20/00741/FUL	Discharge of Conditions Complete	23/12/2021
21/00766/DISC	Compliance/Discharge of Condition	Land At Rykneld Road Derby DE23 4AN	Installation of surface water drainage infrastructure including attenuation basin - Discharge of condition no 4 of previously approved permission 20/00783/FUL	Discharge of Conditions Complete	23/12/2021
21/00801/FUL	Full Application	25 Chaddesden Park Road Derby DE21 6HE	Single storey rear extension to dwelling house (kitchen and dining space)	Approval	20/12/2021
21/00831/FUL	Full Application	1A Springfield Derby DE23 6EZ	Single storey side extension to dwelling house (garage)	Approval	07/12/2021
21/00866/FUL	Full Application	98 Darley Abbey Drive Derby DE22 1EF	Two storey side and single storey rear extensions to dwelling house (hall, W.C., study, utility, bedroom, bathroom, en-suite and enlargement of living space) and formation of raised terrace area over the existing garage	Approval	20/12/2021
21/00896/FUL	Full Application	118 Uttoxeter New Road Derby DE22 3JB	Change of use to house in multiple occupation and two storey rear extension to create 7 studio units, 3 bedrooms and associated communal accommodation	Approval	01/12/2021
21/00983/FUL	Full Application	1 Albion Street Derby DE1 2PR	Change of use from Use Class E to mixed use - Use Class E and Use Class C3. Division of ground floor into three units (Use Class E) and formation of eight flats in upper floor including conversion of roof space (Use Class C3)	Application Withdrawn	10/12/2021
21/01021/FUL	Full Application	The Hollies 1 New Road Derby DE22 1DR	Conversion of existing garage to annexe accommodation	Approval	20/12/2021

21/01073/FUL	Full Application	97 Albert Road Derby DE21 6SG	Erection of single-storey rear and side extension to dwelling house (utility room, w.c., bin store, covered area and enlargement of kitchen and dining area) and erection of pergola	Approval	07/12/2021
21/01130/FUL	Full Application	St Clares School Rough Heanor Road Derby DE3 9AZ	Erection of a 2.4m high boundary fence	Approval	10/12/2021
21/01163/FUL	Full Application	5 Gayton Thorpe Close Derby DE23 3HR	First floor side and single storey side and rear extensions to dwelling house (study, sun lounge, bedroom, en-suite and enlargement of dining room)	Approval	07/12/2021
21/01168/FUL	Full Application	82 Silverburn Drive Derby DE21 2JH	Erection of a boundary fence (retrospective application)	Approval	20/12/2021
21/01185/FUL	Full Application	7 Highfield Road Littleover Derby DE23 1DH	Two storey side and single storey rear extensions to dwelling house (shower room, utility, living/dining space, bedroom, en-suite and enlargement of lounge)	Approval	21/12/2021
21/01196/FUL	Full Application	1 Broadway Park Close Derby DE22 1BU	Two storey rear and single storey side extensions to dwelling house (utility, kitchen/lounge area, en-suites, balcony and enlargement of two bedrooms)	Approval	17/12/2021
21/01218/FUL	Full Application	820 Osmaston Road Derby DE24 9AA	Two storey rear extension to retail unit, including first floor change of use to form two apartments (Use Class C3)	Approval	22/12/2021
21/01220/ADV	Advertisement Consent	Pizza Hut Uttoxeter New Road Derby DE22 3LJ	Display of two internally illuminated fascia signs and one externally illuminated projecting sign	Approval	14/12/2021
21/01242/FUL	Full Application	Land At Corn Market Derby (adjacent To Cosy Club)	Installation of a street hub	Refused	08/12/2021
21/01243/FUL	Full Application	Land At Morledge	Installation of a street hub	Approval	20/12/2021

		Derby (adjacent To Court Building)			
21/01246/FUL	Full Application	Land At Victoria Street Derby (adjacent To Green Lane Junction)	Installation of a street hub	Refused	20/12/2021
21/01248/FUL	Full Application	Land At Corn Market Derby (adjacent To Primark)	Installation of a street hub	Refused	08/12/2021
21/01249/FUL	Full Application	Land At Osmaston Road Derby (adjacent To Phone Unlocks, 734 Osmaston Road)	Installation of a street hub	Refused	08/12/2021
21/01250/FUL	Full Application	Land At Market Place Derby	Installation of a street hub	Refused	08/12/2021
21/01251/FUL	Full Application	Land At St Peters Street Derby (adjacent To Optical Express)	Installation of a street hub	Refused	08/12/2021
21/01255/ADV	Advertisement Consent	Land At Corn Market Derby (adjacent To Cosy Club)	Display of two internally illuminated digital display screens	Refused	14/12/2021
21/01259/ADV	Advertisement Consent	Land At Corn Market Derby (adjacent To Primark)	Display of two internally illuminated digital display screens	Refused	14/12/2021
21/01261/ADV	Advertisement Consent	Land At Market Place Derby	Display of two internally illuminated digital display screens	Refused	14/12/2021
21/01262/ADV	Advertisement Consent	Land At St Peters Street Derby (adjacent To Optical Express)	Display of two internally illuminated digital display screens	Refused	16/12/2021
21/01270/ADV	Advertisement Consent	Land At Morledge Derby (adjacent To Court Building)	Display of two internally illuminated digital display screens	Refused	16/12/2021

21/01271/ADV	Advertisement Consent	Land At Victoria Street Derby (adjacent To Green Lane Junction)	Display of two internally illuminated digital display screens	Refused	16/12/2021
21/01287/FUL	Full Application	Park Lane Surgery 2 Park Lane Allestree Derby DE22 2DS	Formation of additional car parking spaces and vehicular access	Approval	17/12/2021
21/01325/FUL	Full Application	1 Oxford Street Derby DE1 2TE	Change of use of existing retail unit to Sui Generis Use (hot food take away). External alterations to include the addition of new shop front, additional doors and windows and extraction flue. Formation of one additional residential unit at first floor level.	Refused	21/12/2021
21/01356/FUL	Full Application	Units D And E Kingsway Park Close Derby DE22 3FP	Change of use from storage and distribution (Use Class B8) to mixed use storage and distribution (Use Class B8) with retail sales (Use Class E)(Retrospective Application)	Approval	24/12/2021
21/01371/ADV	Advertisement Consent	Vacant Land Uttoxeter New Road/Talbot Street Derby (Access Off Uttoxeter New Road)	Display of various signage	Approval	09/12/2021
21/01379/FUL	Full Application	The Grove 2A Lyndhurst Grove Derby DE21 6RX	Change of use of part of the existing ground floor from residential (Use Class C3) to form a dentist surgery and chiropractic health clinic (Use Class E(e)) together with a single storey extension, alteration of flat roof to form a gable and erection of a replacement garden studio	Refused	24/12/2021
21/01380/FUL	Full Application	Sitwell Tavern 19 - 21 Sitwell Street Normanton Derby DE1 2JT	Change of use from public house (Sui Generis) to a 13 bedroom (13 occupant) house in multiple occupation (Sui Generis) including demolition to rear of site and landscaping and associated works	Approval	22/12/2021
21/01386/FUL	Full Application	Land At Alfreton Road Derby	Erection of two new buildings comprising three new trade counter units and associated	Approval	22/12/2021

		DE21 4BN	parking and loading areas and remodelling of part of site access road		
21/01395/FUL	Full Application	Former Rolls Royce Site Osmaston Road Derby DE24 8AL	Partial demolition, extension and external alterations to former factory building to facilitate change of use to heritage motor centre (granted under application reference: 21/00197/FUL) with increased floorspace for visitor facilities and sales and associated ground works	Approval	17/12/2021
21/01410/RES	Reserved Matters	Land To The Rear Of 19 Moor End Derby DE21 7ED	Erection of dwelling house - approval of reserved matters pursuant to outline planning permission 20/01346/OUT in respect of layout, scale, appearance and landscaping	Approval	17/12/2021
21/01416/FUL	Full Application	16 Kingston Street Derby DE1 3EZ	Installation of replacement windows to the front elevation	Approval	17/12/2021
21/01423/FUL	Full Application	174 Boulton Lane Derby DE24 0AY	Proposed Loft Conversion with Roof extension from Hip To Gable-End with Rear Dormer	Approval	16/12/2021
21/01432/FUL	Full Application	220 Osmaston Road Derby DE23 8JX	Demolition of the former hotel building and erection of a new residential apartment structure consisting of 58 units.	Refused	16/12/2021
21/01437/LBA	Listed Building Consent - Alterations	The Bakehouse Abbey Yard Derby DE22 1DS	Repair and cleaning of brickwork, walls, floors and ceiling, installation of heating and ventilation system to include erection of removable cabinet in yard. Formation of new doorway together with repairs to drainage at upper floor level. Erection of ramp access and installation of partitions in connection with the formation of cloak room	Approval	09/12/2021
21/01449/FUL	Full Application	12 Belper Road Derby DE1 3EN	Erection of single storey extensions to dwelling house	Approval	17/12/2021
21/01451/FUL	Full Application	143 Pastures Hill Derby DE23 4AZ	Front, side and rear extensions to dwelling house	Approval	20/12/2021

21/01479/FUL	Full Application	3 Market Place Derby DE1 3PW	Change of use from retail (Use Class E) to a nail and beauty salon (Sui Generis)	Approval	02/12/2021
21/01486/FUL	Full Application	43 Sadler Gate Derby DE1 3NQ	Change of use from retail (Use Class E) to a mixed use of retail (Use Class E) at ground floor level with a six bedroom house in multiple occupation (Use Class C4) to the first, second and third floors	Approval	16/12/2021
21/01493/FUL	Full Application	11 Stenson Avenue Derby DE23 1LD	Single storey rear extension to dwelling house (kitchen, living space and bathroom)	Approval	23/12/2021
21/01494/FUL	Full Application	440 Kedleston Road Derby DE22 2TG	Two storey and single storey front, side and rear extensions to dwelling house with rooms in the roof space and erection of two storey outbuilding (garage and home study area)	Approval	17/12/2021
21/01502/FUL	Full Application	41 Reginald Road South Derby DE21 6NG	Two storey side and rear extensions to dwelling house (lobby, W.C., kitchen/breakfast room and bedrooms)	Approval	22/12/2021
21/01527/FUL	Full Application	Units 1-2 Leacroft Court Leacroft Road Derby DE23 8HT	Change of use to nursery including installation of new windows and door to the front elevation and associated ground works	Approval	13/12/2021
21/01555/FUL	Full Application	148 Western Road Mickleover Derby DE3 9GS	Change of use from dwelling house (Use Class C3) to a seven bedroom house in multiple occupation (Sui Generis) and associated ground works	Approval	07/12/2021
21/01573/TPO	Works to a tree with a TPO	35 Highfield Road Derby DE22 1GX	Reduction of two branches of a Pine tree to give 1.5m clearance of the telephone cable. Crown lift to provide 2.5m canopy clearance above the footpath and neighbouring drive, crown reduction of lateral branches by 1.5m over the highway and neighbouring drive of a Holly tree and crown reduction of a Yew tree by 0.5m protected by Tree Preservation Order No. 92. All works to be maintained annually for a period of 10 years.	Approval	16/12/2021

21/01579/LBA	Listed Building Consent - Alterations	29 York Street Derby DE1 1FZ	Demolition of rear extension and extension of boundary walls to enclose rear yard and formation of en-suite in connection with previously approved permission 21/00291/FUL - Change of use from office (Use Class E) to dwelling house (Use Class C3).	Approval	09/12/2021
21/01589/FUL	Full Application	24 Woodland Road Derby DE22 1GF	Demolition of existing garage. Erection of outbuilding (garage and office)	Approval	07/12/2021
21/01619/FUL	Full Application	43 Hill Crest Road Derby DE21 6FJ	Rear extension to dwelling and roof alterations, including raising of the roof height and installation of roof lights to form rooms in the roof space. Erection of an outbuilding (garage/storage)	Refused	01/12/2021
21/01630/TPO	Works to a tree with a TPO	Trees At Cavendish Court Cavendish Street Derby DE1 1UA	Cutting back of branches to give 2m clearance of the building of Maple and Birch trees, felling of a Laburnum and crown lift to 3m of a Silver Birch tree protected by Tree Preservation Order No 547	Approval	13/12/2021
21/01638/TPO	Works to a tree with a TPO	Trees At Peckerdale Gardens Derby DE21 7SX	Various works to trees protected by Tree Preservation Order No 386	Approval	13/12/2021
21/01643/FUL	Full Application	8 Wilmot Avenue Derby DE21 6PL	Erection of an outbuilding (shed)	Approval	16/12/2021
21/01644/FUL	Full Application	Bio House Derwent Street Derby DE1 2ED	Demolition of part of garage building. Change of use of remaining building from garage (Use Class B2) to offices (Use Class E(g)). Erection of an additional storey to the existing office building together with alterations to the elevations and associated works	Application Withdrawn	06/12/2021
21/01653/FUL	Full Application	Land At The Side And Rear Of 36 Carsington Crescent Derby DE22 2QZ	Erection of a bungalow (Use Class C3) and associated ground works	Approval	23/12/2021
21/01655/FUL	Local Council Own	Former Aida Bliss Factory	Erection of two security fence panels	Approval	23/12/2021

	Development Reg 3	City Road Derby DE1 3RP			
21/01659/FUL	Full Application	16 Albany Road Derby DE22 3LW	Single storey rear extension to dwelling house (enlargement of dining area) and roof alterations to include installation of a dormer to the rear elevation and installation of a new second floor side elevation window to form rooms in the roof space (two bedrooms and bathroom)	Approval	07/12/2021
21/01675/VAR	Variation of Condition	Ravensdale Infant And Nursery School Devonshire Drive Derby DE3 9HE	Erection of a replacement infant and nursery school building with alterations to the car parking and landscaping - Variation of condition 2 of planning permission Code No. 21/00281/FUL to amend the location of the sprinkler tank compound	Approval	20/12/2021
21/01699/FUL	Full Application	87/89 Pear Tree Road Derby DE23 6QB	Change of use to two flats in multiple occupation with a maximum of five residents in each (Use Class C4) First floor extension (2 bedrooms and bathroom) together with installation of dormer and creation of rooms in roof space (bedroom)	Refused	24/12/2021
21/01701/FUL	Full Application	11 Fairway Close Derby DE22 2PD	Single storey rear extension to dwelling house (living space/dining area)	Approval	20/12/2021
21/01704/DISC	Compliance/Discharge of Condition	Former Rolls Royce Works Nightingale Road Derby	Erection of 406 Dwellings with Associated Car Parking and Landscaping together with Refurbishment of 5 Existing Dwellings and all associated works - Discharge of condition 29 of planning permission 11/17/01432	Discharge of Conditions Complete	06/12/2021
21/01706/FUL	Full Application	43 Shardlow Road Derby DE24 0JP	Single storey front, side and rear extensions to dwelling house (porch, covered way, bathroom, utility and lounge)	Approval	08/12/2021
21/01711/DISC	Compliance/Discharge of Condition	76 Belper Road Derby DE1 3EN	Demolition of existing garage. Erection of single storey outbuilding (artist studio) and installation of replacement windows and doors to the main dwelling and alterations to	Discharge of Conditions Complete	22/12/2021

			the existing boundary wall - Discharge of conditions 3 and 4 of planning permission 20/01487/FUL		
21/01714/DISC	Compliance/Discharge of Condition	144 Allestree Lane Derby DE22 2JY	Demolition of existing dwelling. Erection of a replacement dwelling house (Use Class C3) - Discharge of condition no 3 of previously approved permission 21/00051/FUL	Discharge of Conditions Complete	14/12/2021
21/01719/FUL	Full Application	14 Molineux Street Derby DE23 8HE	Formation of rooms in roof space (2 bedrooms and shower room) together with installation of dormer	Refused	10/12/2021
21/01721/FUL	Full Application	71 Ford Lane Derby DE22 2EY	Two storey side and single storey front and rear extensions to dwelling house (porch canopy, garage, garden room, utility, shower room, bedroom, en-suite and balcony). Erection of a retaining wall with boundary fence	Approval	17/12/2021
21/01724/FUL	Full Application	41 Hill Crest Road Derby DE21 6FJ	Retrospective application: Single storey rear extension to dwelling house	Approval	19/12/2021
21/01726/RES	Reserved Matters	34 Hill Cross Avenue Derby DE23 1FW	Demolition of bungalow. Residential development (two dwellings) - approval of reserved matters of appearance, access, landscaping, layout and scale under outline permission Code no. 19/00755/OUT	Approval	01/12/2021
21/01727/VAR	Variation of Condition	Land At The Side Of 4 Garrick Street Derby DE24 8PT	Erection of two dwelling houses (Use Class C3) - Variation of condition 2 of previously approved planning permission 20/01244/FUL to amend the external materials	Approval	02/12/2021
21/01728/TPO	Works to a tree with a TPO	Day Nursery 29 Smalley Drive Derby DE21 2SF	Removal of deadwood from three Oak trees and crown lift to 2.5m over play area of a group of trees protected by Tree Preservation Order No. 31	Approval	06/12/2021
21/01732/FUL	Full Application	49 Birchover Way Derby DE22 2QG	Single storey front extension to dwelling house (boot room/porch/lobby and enlargement of reception room)	Approval	08/12/2021

21/01734/FUL	Full Application	88 Haddon Street Derby DE23 6NQ	Single storey rear extension to dwelling house (lobby and wetroom)	Approval	02/12/2021
21/01747/FUL	Full Application	328 Sinfin Lane Derby DE24 9HU	Erection of an outbuilding (gym)	Approval	09/12/2021
21/01748/FUL	Full Application	127 Reginald Road South Derby DE21 6NJ	Installation of an ATM - retrospective application	Approval	02/12/2021
21/01749/ADV	Advertisement Consent	127 Reginald Road South Derby DE21 6NJ	Display of two internally illuminated ATM signs - retrospective application	Approval	16/12/2021
21/01757/FUL	Full Application	47 Sandringham Drive Derby DE21 7QP	Two storey side and single storey front extensions to dwelling house (porch, playroom, utility, W.C., office and enlargement of bedroom)	Approval	06/12/2021
21/01759/CLP	Lawful Development Certificate -Proposed	24 Woodcote Way Derby DE23 3WR	Single storey rear extension to dwelling house (enlargement of kitchen)	Approval	06/12/2021
21/01768/FUL	Full Application	11 Bridle Close Derby DE73 6UZ	Two storey rear extension to dwelling house (en-suite and enlargement of kitchen/diner, bedroom and bathroom)	Approval	07/12/2021
21/01770/ADV	Advertisement Consent	Currys Kingsway Retail Park Kingsway Derby DE22 3FA	Display of one internally illuminated double sided digital display screen	Approval	13/12/2021
21/01772/FUL	Full Application	19 Finchley Avenue Derby DE22 4ES	Two storey side extension to dwelling house (office, utility, kitchen/dining area, bedroom, bathroom and en-suite) and erection of an outbuilding (garage)	Refused	09/12/2021
21/01774/TPO	Works to a tree with a TPO	Woodlands 18 Park Lane Littleover Derby	Various works to trees protected by Tree Preservation Order no. 127	Approval	07/12/2021

		DE23 6FX			
21/01779/CLP	Lawful Development Certificate -Proposed	2 Ryegrass Road Derby DE21 2TX	Single storey front and rear extensions to dwelling house	Approval	13/12/2021
21/01780/FUL	Full Application	16 West Bank Road Derby DE22 2FX	Installation of a replacement roof covering	Approval	08/12/2021
21/01781/OUT	Outline Application	Land At The Side Of 20 Radbourne Street Derby DE22 3HB	Residential development - one dwelling - (Use Class C3) (All matters reserved)	Approval	16/12/2021
21/01785/FUL	Local Council Own Development Reg 3	5 Rykneld Way Derby DE23 4AT	Single storey side extension to dwelling house (shower room)	Approval	07/12/2021
21/01787/FUL	Full Application	9 Ypres Road Derby DE22 2NA	Single storey rear extension to dwelling house (orangery)	Approval	07/12/2021
21/01788/FUL	Full Application	Land At The Rear Of 1 Ash Close Derby DE22 2JF (access Off Lockwood Road)	Erection of a dwelling (Use Class C3)	Refused	10/12/2021
21/01789/TPO	Works to a tree with a TPO	Holmfield Homes Holmfield Derby DE23 1QW	Various works to two Cedar trees protected by Tree Preservation Order no. 19	Approval	13/12/2021
21/01796/FUL	Local Council Own Development Reg 3	119 Matlock Road Derby DE21 4QE	Two storey side extension to dwelling house (two bedrooms and bathrooms)	Approval	09/12/2021
21/01797/DISC	Compliance/Discharge of Condition	Sunnydale Park Blagreaves Lane Derby	Flood alleviation works and habitat creation - Discharge of condition no 7 of previously approved permission 20/01521	Discharge of Conditions Complete	22/12/2021
21/01798/FUL	Full Application	635 London Road Derby	Change of use from a six bedroom (six occupant) house in multiple occupation (Use	Approval	14/12/2021

		DE24 8UQ	Class C4) to a six bedroom (eight occupant) house in multiple occupation (Sui Generis use)		
21/01800/FUL	Full Application	12 Carol Crescent Derby DE21 6PQ	Single storey side/rear extension to dwelling house (lounge/dining area, storage, shower room and utility)	Approval	13/12/2021
21/01801/TPO	Works to a tree with a TPO	45 Tredegar Drive Derby DE21 2RA	Crown reduction by up to 1.5m using reduction via thinning technique to give 2m clearance from buildings of an Oak tree protected by Tree Preservation Order no. 31	Approval	13/12/2021
21/01803/FUL	Full Application	Land Adjacent To 16 Dulwich Road Derby DE22 4HG	Erection of a dwelling house (Use Class C3)	Refused	15/12/2021
21/01804/VAR	Variation of Condition	1-7 Abbey Street & 18 Newland Street Derby	Three Storey Extension To Form An Additional Dwelling House (Use Class C3) - Variation of condition 2 of previously approved planning application Code No. 08/18/01269 to amend the approved plans	Approval	22/12/2021
21/01805/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 18 of planning permission 20/01646/OUT	Discharge of Conditions Complete	21/12/2021
21/01809/FUL	Full Application	19 South Avenue Littleover Derby DE23 6BA	Single storey side and rear extension to dwelling house (kitchen, utility and garden room)	Approval	08/12/2021
21/01810/CLP	Lawful Development Certificate -Proposed	22 Slater Avenue Derby DE1 1GT	Single storey rear extension to provide a dining/seating area to the kitchen.	Approval	17/12/2021

21/01811/FUL	Full Application	115 Swarkestone Road Derby DE73 6UD	Erection of single storey garage/garden studio and formation of rooms in roof space (bedroom and en-suite). Formation of vehicle access.	Approval	02/12/2021
21/01815/ADV	Advertisement Consent	Advertising Right Adjacent No 2 Alfreton Road Derby DE21 4AA	Display of one internally illuminated digital display board	Refused	16/12/2021
21/01816/FUL	Full Application	Land Adjacent To 151 Warner Street Derby DE22 3TR	Erection of three dwelling houses (use class C3), re-engineering of ground levels and removal of trees amendments to previous approval application Code No. 19/00236/FUL	Refused	02/12/2021
21/01817/FUL	Full Application	24 Carsington Crescent Derby DE22 2QZ	First floor side and rear extensions to dwelling house (bedroom and bathroom)	Approval	22/12/2021
21/01819/DISCLB	Compliance/Discharge of Condition LB	18 Agard Street Derby DE1 1YS	Demolition of 18 Agard Street. Erection of student accommodation comprising 32 Apartments, together with the making good of the rear of No 42 Friar Gate and Installation of an external fire escape. Erection of separate bin, cycle store and electricity sub-station and setting out of parking and landscaping. - Discharge of condition 3 of Listed Building Consent 21/00572/LBA	Discharge of Conditions Complete	22/12/2021
21/01823/TPO	Works to a tree with a TPO	20 Radbourne Gate Derby DE3 0DW	Crown reduction by 2.5m and removal of deadwood of an Oak Tree and reduction of Ash and Sycamore trees to previous (permitted) pruning points protected by Tree Preservation Order No. 221	Approval	16/12/2021
21/01826/PNRJ	Prior Approval - Offices to Residential	118 Uttoxeter Old Road Derby DE1 1GE	Change of use from Commercial, Business and Service (Use Class E) to dwelling house (Use Class C3)	Prior Approval Approved	16/12/2021
21/01830/TPO	Works to a tree with a TPO	10 Keats Avenue Derby DE23 4ED	Crown reduction by 2-3m, crown raise to 3m and removal of deadwood of an Atlas Cedar tree protected by Tree Preservation Order no. 357	Approval	16/12/2021

21/01832/ADV	Advertisement Consent	Currys PC World Unit A Meteor Centre Wheatcroft Way Derby	Display of various signage	Approval	17/12/2021
21/01833/FUL	Full Application	55 Willson Road Derby DE23 1BY	Single storey rear extension to dwelling house (store, kitchen/dining area utility and wet room)	Approval	09/12/2021
21/01835/CLP	Lawful Development Certificate -Proposed	9 Arlington Road Derby DE23 6NY	Single storey rear extension to dwelling house	Approval	22/12/2021
21/01839/FUL	Full Application	11 Maize Close Derby DE23 3YP	Single storey side and rear extensions to dwelling house (enlargement of lounge and kitchen/dining area)	Approval	08/12/2021
21/01848/FUL	Full Application	14 Cavendish Way Derby DE3 9BJ	Single storey rear extension to dwelling house (enlargement of kitchen/dining room) and alterations to rear garden to create ramped access to patio	Approval	23/12/2021
21/01850/FUL	Full Application	The Bungalow Folly Road Derby DE22 1ED	Extensions to dwelling to raise roof height to create rooms in roof space (two bedrooms, en-suite bathrooms and dressing rooms) together with erection of balcony to rear. Formation of new pitched roof over utility room	Approval	02/12/2021
21/01851/FUL	Full Application	14 Brunswick Street Derby DE23 8TP	Erection of an outbuilding (games room with shower room)	Approval	09/12/2021
21/01853/TPO	Works to a tree with a TPO	40 Tredegar Drive Derby DE21 2RA	Crown reduction by up to 1.5m using reduction via thinning technique to give 2m clearance from buildings of an Oak tree protected by Tree Preservation Order no. 247	Approval	22/12/2021
21/01854/TPO	Works to a tree with a TPO	Burton House Business Centre 83 Burton Road Derby DE1 1TJ	Re-pollarding of ten Lime trees protected by Tree Preservation No. 112	Approval	22/12/2021

21/01859/FUL	Full Application	198 Cowsley Road Derby DE21 6EF	Single storey rear extension to dwelling house (sun lounge and dining room) with balcony above	Approval	13/12/2021
21/01861/NONM	Non-Material Amendment	'Becketwell', Land Off Victoria Street, Green Lane, Macklin Street, Becket Street, Colyear Street And Becketwell Lane, Derby	Erection of building providing 259 residential units (Use Class C3) together with internal and external resident amenities, car parking and servicing plus two commercial units at ground floor level (Use Class E and sui generis (pub or drinking establishment, or hot food take away)) - approval of reserved matters of appearance, landscaping, layout and scale pursuant to application Code No. 19/01245/OUT. - Non-material amendment to previously approved planning permission 20/01076/RES to amend the phasing plan	Approval	23/12/2021
21/01866/FUL	Full Application	21 - 25 Albert Street Derby DE1 2DS	Sub-division of retail unit (Use Class E) to form three retail units (Use Class E) including installation of new shopfronts	Approval	22/12/2021
21/01867/VAR	Variation of Condition	12 Kingsway Park Close Derby DE22 3FP	Erection of a leisure facility (Use Class E) including swimming pool, fitness suites, dance studios and complementary uses with associated parking - Variation of condition 2 and removal of condition 3 (visibility splays) of previously approved planning permission Code No. 20/01502/FUL to amend the site access and parking arrangements	Approval	08/12/2021
21/01868/PNRH	Prior Approval - Householder	65 Sunnyhill Avenue Derby DE23 1JR	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	06/12/2021
21/01872/FUL	Full Application	34 Palmerston Street Derby DE23 6PE	Single storey rear extension to dwelling house (lobby and shower room)	Approval	13/12/2021
21/01875/FUL	Full Application	9 Maize Close Derby DE23 3YP	Erection of an outbuilding - retrospective application	Approval	08/12/2021
21/01882/FUL	Full Application	14 Pendlebury Drive	Three storey side and single storey front	Refused	19/12/2021

		Derby DE3 9SS	extensions to dwelling house (garage, cinema room, bathroom, kitchen/dining/living space, bedroom and en-suite)		
21/01885/FUL	Full Application	Telecommunications Mast Adjacent To Reckitt Benckiser Sinfin Lane Derby DE24 9GG	Erection of a replacement 20m high monopole and ancillary development	Approval	20/12/2021
21/01892/TPO	Works to a tree with a TPO	Trees Adjacent To Medical Centre Sturgess Playing Fields Kedleston Road Derby DE22 1FT	Various works to trees protected by Tree Preservation Order No 197	Approval	20/12/2021
21/01898/PNRT	Prior Approval - Telecommunications	Land At Blenheim Parade Derby DE22 2GP	Installation of 18M monopole, wraparound cabinet, 3 additional ancillary equipment cabinets and associated ancillary works	Prior Approval Approved	23/12/2021
21/01899/TPO	Works to a tree with a TPO	43 Darley Park Road Derby DE22 1DA	Crown reduction by no more than 2m, crown thinning and crown reduction to previous pruning points to Beech tree protected by Tree Preservation Order No 369	Approval	20/12/2021
21/01909/FUL	Full Application	128 Vicarage Road Mickleover Derby DE3 0EG	Two storey side extension and single storey rear extension to dwelling house (dining/sitting room, study, utility room, garage, bedroom and en-suite)	Approval	19/12/2021
21/01912/FUL	Full Application	20 Tivoli Gardens Derby DE1 3SQ	Two storey side extension to dwelling house	Approval	19/12/2021
21/01913/FUL	Full Application	2 Pear Tree Road Derby DE23 6PY	Installation of new shopfronts	Approval	08/12/2021
21/01917/TPO	Works to a tree with a TPO	5 Longshaw Gardens Derby DE24 0EY	Felling of Silver Birch and Scots Pine. Protected by Tree Preservation Order No. 334	Approval	23/12/2021
21/01923/FUL	Full Application	2 Rutland Drive	Single storey side extension to dwelling house	Approval	14/12/2021

		Derby DE3 9FW	(w.c, playroom and study/snug)		
21/01929/VAR	Variation of Condition	Land On North Side Of Oaktree Avenue Derby DE24 8ES	Erection of two dwelling houses (Use Class C3) - variation of condition 2 of previously approved permission Code No. 20/00508/FUL to amend the approved plans	Approval	21/12/2021
21/01931/FUL	Full Application	51 Swarkestone Drive Derby DE23 2PB	Single storey rear extension to dwelling house (wet room)	Approval	08/12/2021
21/01935/DISC	Compliance/Discharge of Condition	Land North Of Onslow Road And East Of Station Road Mickleover Derby DE3 9FB	Erection of 203 dwellings (Use Class C3) with associated infrastructure, open space and landscaping - Discharge of condition 18 of previously approved permission 19/00763/FUL	Discharge of Conditions Complete	22/12/2021
21/01938/FUL	Full Application	18 Blagreaves Lane Derby DE23 1BU	Two storey front and single storey rear extensions to dwelling house	Approval	20/12/2021
21/01939/FUL	Full Application	27 Murray Road Derby DE3 9LD	First floor side and single storey side and rear extensions to dwelling house (garden room, bedroom, bathroom and enlargement of office)	Approval	19/12/2021
21/01942/PNRH	Prior Approval - Householder	31 Mundy Street Derby DE1 3PS	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	17/12/2021
21/01946/PNRT	Prior Approval - Telecommunications	Park Farm Centre Telecommunications Mast On Carsington Hosue Rooftop Park Farm Drive Derby DE22 2QQ	Proposed upgrade on the existing telecommunications rooftop installation	Approval	21/12/2021
21/01951/FUL	Full Application	3 Bonsall Avenue Derby DE23 6JX	Single storey side extension to dwelling house (wetroom)	Approval	14/12/2021

21/01956/VAR	Variation of Condition	46 Quarn Drive Derby DE22 2NQ	Change of use of part of dwelling house from domestic garage (Use Class C3) to hairdressing salon (Use Class E) (retrospective application) - Removal of conditions 2 and 14 and variation of conditions 4 and 5 of previously approved planning permission Code No. 21/00154/FUL	Refused	24/12/2021
21/01962/PNRH	Prior Approval - Householder	6 Brookhouse Street Derby DE24 9BB	Single storey rear extension (projecting beyond the rear wall of the original house by 4.5m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Approved	17/12/2021
21/01969/CAT	Works to Trees in a Conservation Area	Vicarage Place 55 Ashbourne Road Derby DE22 3TU	Cutting back of branches to give 1.5m clearance of the building of a Sycamore tree within the Friar Gate Conservation Area	Approval	22/12/2021
21/01973/FUL	Full Application	4 Westcroft Avenue Derby DE23 1NN	Single storey side and rear extensions to dwelling house	Approval	13/12/2021
21/01975/CAT	Works to Trees in a Conservation Area	Trees Adjacent To 26 Auriga Court Derby DE1 3RH	Reduction of the Westerly lateral limbs by up to four metres (to the boundary line) of four Poplar trees within Little Chester Conservation Area	Approval	22/12/2021
21/01979/FUL	Full Application	1 Whittlebury Drive Derby DE23 3BF	Erection of an outbuilding (annexe accommodation)	Approval	19/12/2021
21/01987/FUL	Full Application	38 Penrhyn Avenue Derby DE23 6LA	Single storey rear extension to dwelling house (bedroom and wet room) - Retrospective application	Approval	20/12/2021
21/01989/FUL	Full Application	34 Darwin Road Derby DE3 9HU	Single storey side and rear extensions to dwelling house (garage, family room and W.C.)	Approval	20/12/2021
21/01996/FUL	Full Application	16 Gorse Close Derby DE23 2TG	Single storey side and rear extensions to dwelling house (porch, workroom, utility, shower room, snug and canopy)	Approval	20/12/2021
21/01998/FUL	Full Application	4 Emerson Square	Single storey side and rear extensions to	Approval	20/12/2021

		Derby DE23 8BB	dwelling house (study, bathroom and kitchen)		
21/01999/FUL	Full Application	42 Whinbush Avenue Derby DE24 9DP	First floor side/rear extension to dwelling house (bedroom), installation of a new window to the first floor side elevation and a replacement flat roof to the existing single storey rear projection	Approval	17/12/2021
21/02003/ADV	Advertisement Consent	298 Sinfin Lane Derby DE24 9GL (Tesco One Stop)	Display of various signage	Approval	21/12/2021
21/02006/CLE	Lawful Development Certificate -Existing	Bio House Derwent Street Derby DE1 2ED	Completion of Phase 1 of demolition associated with planning approval 07/16/00924, as amended by 21/01560/NONM.	Approval	24/12/2021
21/02028/DISC	Compliance/Discharge of Condition	Vulcan Works Colombo Street Derby DE23 8LX	Demolition of single storey industrial building and connected two storey building - Discharge of condition imposed on application ref 21/01784/DEM	Discharge of Conditions Complete	21/12/2021
21/02067/FUL	Full Application	3 Underhill Avenue Derby DE23 8WD	Two storey rear and single storey front, side and rear extensions to dwelling house (porch, bathroom, two bedrooms and enlargement of kitchen)	Application Withdrawn	10/12/2021
21/02069/NONM	Non-Material Amendment	21B Cornhill Derby DE22 2GG	Single storey front extension to dwelling house (porch) - Non-material amendment to previously approved planning permission 21/01567/FUL to amend the door and window layout and remove the roof lights	Approval	20/12/2021
21/02070/NONM	Non-Material Amendment	Site Of And Land At Kingsway Hospital Kingsway/A5111 Derby DE22 3NH	Erection Of 172 dwellings (111 houses And 61 apartments) including associated car and cycle parking, bin storage and open space. (Phase 3 of previously approved outline planning permission DER/07/08/01081) - Non-material amendment to previously approved planning permission 08/16/01056 to resolve construction issues	Approval	21/12/2021

21/02085/NONM	Non-Material Amendment	Fireplace Workshop Ltd Wyvern Way Derby DE21 6PS	Demolition of existing retail unit. Erection of a retail unit (Use Class A1), landscaping, revised parking and access and associated works - Non-material amendment to previously approved planning permission 19/01582/FUL to amend condition 10 to allow for the approved development to be occupied for a limited time of 12 months prior to the pedestrian/cycle accesses being provided	Approval	21/12/2021
21/02088/ADV	Advertisement Consent	24 Iron Gate Derby DE1 3GP	Display of various non-illuminated signage	Application Withdrawn	16/12/2021
21/02092/DISC	Compliance/Discharge of Condition	Land East Of Deep Dale Lane Sinfin Derby (South Of Moy Avenue / Watten Close / Loyne Close)	Residential Development of up to 50 dwellings including infrastructure and associated works - approval of reserved matters of access pursuant to previously approved planning permission Code No. 02/15/00211 - Discharge of condition 3 of planning permission 19/01065/RES	Discharge of Conditions Complete	23/12/2021
21/02093/NONM	Non-Material Amendment	Land At Rykneld Road Derby DE23 4AN	Erection of a 66 No. Bed Care home for elderly people with associated parking, access, landscaping and associated ground works - Non-material amendment to previously approved planning permission 20/00937/FUL to include solar panels and battery housing enclosure	Application Withdrawn	16/12/2021
21/02108/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Variation of condition 12 of planning permission Code No. 20/01646/OUT to enable the phasing of the development to be taken into account in the hydraulic modelling	Discharge of Conditions Complete	21/12/2021

			exercise required to determine finished floor levels - Discharge of condition 19 of planning permission 21/01033/VAR		
21/02109/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Variation of condition 12 of planning permission Code No. 20/01646/OUT to enable the phasing of the development to be taken into account in the hydraulic modelling exercise required to determine finished floor levels - Discharge of condition 23 of planning permission 21/01033/VAR	Discharge of Conditions Complete	23/12/2021
21/02182/NONM	Non-Material Amendment	21 Heron Way Derby DE3 9XA	Single storey side/rear extension to dwelling house (wet room)- Non-material amendment to previously approved planning permission 21/00244/FUL to reduce the width of the extension	Approval	21/12/2021