

Applications to be Considered

SUMMARY

- 1.1 Attached at Appendix 1 are the applications requiring consideration by the Committee.

RECOMMENDATION

- 2.1 To determine the applications as set out in Appendix 1.

REASONS FOR RECOMMENDATION

- 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.

OTHER OPTIONS CONSIDERED

- 5.1 To not consider the applications. This would mean that the Council is unable to determine these applications, which is not a viable option.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Ian Woodhead 01/11/2014
For more information contact: Background papers: List of appendices:	Ian Woodhead Tel: 01332 642095 email: ian.woodhead@derby.gov.uk None Appendix 1 – Development Control Monthly Report

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Planning Control Committee

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2	10 - 14	10/14/01505	Trees adjacent to 22, 27, 29 and 31 Whistlestop Close, Mickleover.	Works to various trees protected by Tree Preservation Order No.172.	To grant consent conditionally
3	15 - 19	10/14/01414	Land adjacent to 16 Halifax Close, Derby. (access via Old Mansfield Road)	Erection of two semi-detached dwelling houses.	To grant planning permission with conditions

Committee Report Item No: 1

Application No: DER/10/14/01363/PRI

Type: Full

1. Application Details

Address: 183 Duffield Road, Derby

Ward: Darley

Proposal:

Erection of single storey rear extension (utility room, w.c.; family room and enlargement of kitchen) together with the erection of detached double garage with rooms in the roof, enlargement of vehicular access and hard standing, erection of boundary wall and gates and demolition of existing store, w.c, conservatory and garage.

Further Details:

Web-link to application documents:

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=97191>

This application relates to a detached dwelling located on the western side of Duffield Road. It is a two storey property with rooms in its roof space. The dwelling accommodates gabled windows and timber detailing on its frontage along with a large projecting gable in the roofspace, which fronts Duffield Road. The property is set back approximately 7m from its boundary with Duffield Road and it sits towards the northern site boundary that is shared with 183a Duffield Road. The dwelling has had small extensions added to its side and rear in the past. Mature gardens extend to the front, side and rear of the dwelling and boundaries with neighbouring properties are clearly defined. The properties boundary with Duffield Road is currently defined by a low level wall at the northern end of the site and a low level wall with mature hedgerow above at the southern end. A centrally located driveway provides vehicular access into the site. The southern section of the properties garden stands approximately 0.5m lower than the ground level of the dwelling. The street scene along this part of Duffield Road is characterised by large dwellings of various character, age and style.

This application seeks permission for a number of extensions and alterations to the property and the extent of works includes permission for demolition of a single storey store and w.c extension at the rear of the dwelling along with a conservatory on the side of the dwelling and an existing detached garage. It should be noted that the store, w.c and garage have already been demolished.

The built development proposed in this application includes a single storey extension to the rear of the dwelling. It is proposed to extend to the width of the existing dwelling and project 11.2m beyond its main rear elevation. This extension is proposed to accommodate a section with a flat roof and a larger section that accommodates a deep pitched roof. The pitched roof would project across a 6.25m wide section of the extension. Its eaves height would be 2.25m above ground level and the top of its pitch is proposed to extend 6m above ground level. Windows are proposed to be located in its side and rear elevations and within the roof slope. The submitted plans indicate that the walls of this extension would be rendered and the roof tiled. The flat roof section of this rear extension would extend to a width of 3.1m. It is proposed to extend to a height of 3.1m above ground level and is also proposed

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to be rendered. It would accommodate windows in its side and rear elevations. This flat roofed section of the proposal would sit to the north of the pitched roof element with its side wall extending 2.2m from the common boundary shared with the neighbouring property to the north, 183a Duffield Road.

The detached garage that is proposed would accommodate a deep pitched roof with a room in the roof space. The garage is proposed to extend to 5.85m in width, 5.4m in depth and would extend up to a height of 6m. The gabled roofline of the building would have its eaves fronting onto Duffield Road and within the roof slope, two dormer windows are proposed. They would serve a small room that is proposed to be used as an office by the occupiers of the dwelling. This room would be served by a high level doorway in the northern elevation, served by an external stair. The garage is proposed to be sited to the south of the dwelling, in its side garden. It would be set back, approximately 22m from the boundary that the site shares with Duffield Road and 4.8m from the southern boundary of the site that is shared with 181 Duffield Road. The garage is proposed to be built at the ground level of the existing garden which is 0.5m below the ground level of the application dwelling.

The existing boundary wall along the sites Duffield Road frontage is proposed to be replaced with a new boundary wall and gates. Four brick pillars of 1.5m height are proposed at either end of the site and either side of the properties driveway which is proposed to be widened from 4.8m width to 6.5m width. A 1.25m high wall is proposed across the site frontage in between the pillars. The proposals also include two curved sections of wall that would extend alongside the driveway and into the application site. The curved walls would link up to 2m high brick pillars set 5.5m into the site which are proposed to support 1.8m high inward opening gates. An additional 52 sqm of hard surfacing is proposed at the side of the dwelling to provide access into the proposed garage from the driveway. This surface would slope downhill southwards to take account of the ground level changes across the site.

2. Relevant Planning History:

None relevant to this application.

3. Publicity:

Neighbour Notification Letter - initial letters were sent on 17 October 2014 to seven neighbouring properties with additional letters sent on 04 December 2014 following receipt of amendments to the scheme.

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

4. Representations:

In response to this application, objections have been received from the occupiers of three neighbouring properties. Two are from the occupiers of both neighbouring properties in Duffield Road. An objection to the application has also been lodged by Councillor Martin Repton. The issues raised in objection to the application by neighbours generally relate to the following;

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- The height of the rear extension being excessive and that it should not be described as single storey given that the roof pitch reaches the height of the gutters of the second storey of the property.
- Given its height, the rear extension resulting in a significant loss of light and amenity to the windows, door and conservatory of 183a Duffield Road particularly during the winter months when the sun is at a lower level.
- The rear extension and garage having a significant overbearing and massing impact on both neighbouring properties.
- A loss of privacy resulting for 181 Duffield Road as a result of high level windows proposed in the roof of the garage.
- 181 Duffield Road being located at a lower ground level to the application site resulting in its visual impact and massing effect being increased.
- The height of the proposed front boundary walls and pillars needing to be reduced to maintain the visual amenity of this part of Darley Abbey.
- Concerns that visibility for the proposed access will be inadequate resulting in the driveway being a danger to pedestrians including children who walk past the site when accessing the neighbouring school. It is suggested that revisions that have been made to the design of the boundary wall have made this situation worse.
- Concerns that the actual height of the boundary pillars and walls will be greater according to datum levels.
- Concerns that demolition works on site have already taken place along with tree removal and ground levelling works to implement the proposed extension to the hardstanding, in advance of this planning application being considered.

Neighbours have suggested that the submitted plans are misleading given the omission of existing windows in the plans that exist in the rear elevation of the existing building and the footprint of 183a Duffield Road being shown in the plans at 50% of its actual size. It has also been suggested by neighbours that the Case Officer visiting the neighbouring property in the dark means that the full impact of the proposals on light and amenity could not be fully appreciated.

Councillor Repton has raised objections to the application on the grounds that the rear extension will result in a loss of light for neighbours and the massing impact of the proposals resulting in a loss of amenity. Concerns are also expressed regarding the height of the boundary wall and pillars and potential safety implications for pedestrians including local school children.

5. Consultations:

Highways DC:

Should planning permission be granted, it is recommended that conditions are imposed which ensure that any soakaway is located at least 5m to the rear of the highway boundary and that the gates at the access point shall open inwards only and also be set back 5m from the highway boundary. It is also advised that a condition should be imposed which ensures that the development is not brought into use until

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the access driveway has been constructed with provision to prevent the discharge of surface water from the driveway, into the public highway. It is also recommended that notes are attached to the decision which advise the applicant that no part of the proposed wall should project forward of the highway boundary and that the Highway Authority should be contacted to arrange for a dilapidation survey to be carried out.

DCC Archaeologist:

The Country Archaeologist has advised that the proposal will have no archaeological impact.

6. Relevant Policies: *Saved CDLPR policies*

GD3	Flood Protection
GD4	Design and the urban environment
GD5	Amenity
H16	Housing extensions
E9	Trees
E23	Design
T4	Access, car parking and servicing

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

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.

- Design issues and impact upon the streetscene
- Residential amenity issues
- Highway issues
- Other environmental issues.

Design Issues and Impact upon the Streetscene.

The single storey structures and existing garage that have already been demolished on site, were located towards the rear of the dwelling and their removal from the site has had limited implications for the character of the dwelling in the context of the wider street scene. The application dwelling is not listed and is not located within a conservation area and even though those structures have been demolished in advance of this application being determined, no objections are raised to their demolition therefore they do not give a basis on which this application should be refused planning permission.

The detached garage building that is proposed will be visible from Duffield Road. However, given that it would be set back some 22m into the site, it should not appear as a dominant addition in views along the street scene. The gabled roof design and

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modest proportions of the dormer windows are considered to be acceptable and overall, the design and external appearance of the garage building is considered to be acceptable. A number of properties in Duffield Road already have detached garages and outbuildings that are visible from the context of the wider street scene and I have no overriding design objections to the scale or external treatment of the garage building, in this context.

The single storey extension proposed to the rear of the dwelling, has a large footprint and would appear as a large addition to the existing dwelling. However, it would sit to the rear of the property and would be substantially screened from views along Duffield Road by the dwelling itself. It would therefore have limited implications for the character of the existing dwelling in the context of the wider street scene. Given its large window openings and rendered finish, the extension would have a modern external appearance but it is not considered that such a contrast to the age and character of the existing dwelling would be of any detriment. The deep pitched roof mirrors the angle of the pitch of the roof of the main dwelling and overall it is considered that the extension would integrate satisfactorily with the existing dwelling.

Along this part of Duffield Road the front boundaries of properties are defined by various structures including low level fences and walls along with mature hedgerows and trees, As submitted, the original proposals for the new boundary across the frontage of this site were considered to be too high and amendments have been sought to reduce the height of the wall and pillars in order that they more adequately reflect the character of those which already extend alongside this established street scene. The 1.5m height of the pillars that are now proposed on the frontage, are consistent with the height of the existing pillars that form part of the front boundaries of both neighbouring houses. The 1.25m high wall is considered acceptable in this context and subject to appropriate external materials being used, I am satisfied that its visual impact would be acceptable. The two pillars that are proposed to support the new access gates are higher at 2m but given that they are to be set back over 5m from the highway boundary, I am satisfied that they should not appear overly prominent.

There are no overriding objections to the demolition works associated with works at this site or to the proposals outlined in the application in design terms. It is therefore considered that the application complies with saved policies GD4, E23 and H13.

Residential Amenity Issues.

This application has generated objections from the occupiers of both neighbouring properties and it is clear that they consider that the proposals will have a detrimental impact on their existing levels of amenity. In respect of the garage building, amendments have been sought to its siting to ensure that any direct overlooking is removed between the dormer windows in the proposals relative to those in the rear elevation of 181 Duffield Road. The garage would continue to project beyond the rear elevation of this neighbouring property and views of it would be achieved from their rear windows. However, the massing impact of the garage building relative to this property is not considered to be unreasonable. Its flank side wall would sit some 4.8m from the common boundary and it would not offer significant enclosure on that boundary. Some land level changes have been made to the side of the dwelling already and this has led to concerns that the garage will be constructed from a raised land level increasing its potential implications for amenity. However, sectional

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drawings have been provided which show that the garage is to be built from the ground level of the existing garden and the driveway will slope to ensure appropriate access into the garage is achieved. This would mean that the ground level of the garage sits 0.5m lower than the ground level of the dwelling. Any land level differences between the garden level on which the garage is proposed to be built and 181 Duffield Road are not considered to be significant enough to result in an overbearing effect. Given that it would sit to the north of this neighbouring property any loss of light would also be limited. The garage building would sit a reasonable distance from the boundaries shared with other neighbouring properties and I would conclude that its implications for the amenities of neighbouring occupiers are considered to comply with the aims of saved policies GD5 and H16.

The extension proposed to the rear of the dwelling would sit to the south of the neighbouring property at 183a Duffield Road and the occupiers of that property have clear concerns that this element of the proposal will compromise their existing levels of light and amenity. 183a Duffield Road has been extended in the past and its footprint is greater than appears on current ordinance survey maps and the plans submitted with this application. It has had two storey extensions added to its rear along with a conservatory. In its side elevation, it therefore has a doorway and two dining room windows at ground floor level along with a first floor window and dormer window. The neighbour is concerned that given its 6m height, the proposed extension will result in a loss of light to those ground floor windows in particular and to the conservatory extension at the rear of the property. These proposals only involve the provision of additional ground floor accommodation and it is appropriate that they are described as single storey. The height of the section of pitched roof does extend up to 6m. However, the side wall of the extension would sit 2.2m away from the common boundary with 183a Duffield Road. It is also the flat roofed section of the extension that projects closest to this boundary. The distance between the windows in the side of 183a Duffield Road and the top of the pitch of the extensions roof would be approximately 10m. It is appreciated that this distance reduces as the roof slopes northwards, but along this distance, the height of the roof decreases also. It is considered that such a relationship is reasonable. The proposal would not unduly enclose the common boundary or result in an adverse massing effect relative to these properties principal windows in its main front and rear elevations. The windows and door in the side elevation of 183a Duffield Road already sit within 2m of the common boundary wall that divides the two sites and their outlook is restricted already. Whilst they may already enjoy some open aspect over the land within the application site, this proposal is not unreasonable and a refusal of planning permission on this basis could not reasonably be defended. I am satisfied that the accommodation within the extension does not include the provision of any windows that would offer overlooking of neighbouring properties. Overall I would conclude that the implications of the rear extension for the amenities of all neighbouring residents are not considered to be significant and it is considered that the proposals meet with the criteria outlined in saved policies GD5 and H16.

It is considered that the proposed front boundary wall and pillars does not introduce any residential amenity concerns for any neighbouring occupiers.

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Highway Issues.

Local residents and Councillor Repton have raised concern that the proposed front boundary wall and pillars will result in a loss of visibility at the access and a resultant loss in pedestrian safety. In accordance with the advice that has been provided by colleagues in Highways, the amendments to the access, along with the design of the walls, pillars and gates are satisfactory and acceptable in highway safety terms. As a result, it is considered that this element of the proposal meets with the aims of saved policy T4 and a refusal of planning permission would be unreasonable in highway safety terms.

Other Environmental Issues.

The submitted plans indicate that the alterations to the driveway of the property would increase the extent of hard surfacing within the site by 52 sqm. However, a significant amount of soft landscaping would be maintained within the site and the plans show an indication for surface water to drain into a soakaway. This offers a satisfactory solution for the drainage of the driveway, in accordance with saved policy GD3.

A large tree has already been removed from the site and this has resulted in concerns being expressed by neighbours. There are no trees on the site that are protected by a preservation order and the removal of that tree does not give a basis on which this application could be refused. There are currently no trees on the site that are likely to be effected by the development that are worthy of protection and it is considered that the application meets with the aims of saved policy E9.

The issues raised in objection to this application have been carefully considered but there are no issues arising from this proposal which it is considered would give a reasonable basis on which planning permission could be refused. The implications of the proposals for the character of the dwelling in the context of the street scene, for the amenities of neighbouring residents and for highway safety are all considered to be acceptable, in accordance with the saved policies of the adopted City of Derby Local Plan Review. Accordingly, it is recommended that planning permission is granted.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The proposals are considered acceptable in terms of their design and implications for the amenities of neighbouring residents, highway safety and the character of the wider street scene.

Conditions:

1. Standard condition 100 – lists the approved plans.
2. Standard condition 03 – time limit.
3. Standard condition 27 – details of external materials
4. The proposed soakaway shall be located at least 5m to the rear of the highway boundary.
5. Standard condition 30 – surfacing of access driveway and drainage details to be provided which prevent the discharge of surface water from the driveway into

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Type: Full

the public highway. The development to be implemented in accordance with the agreed details.

6. The gates shall open inwards only and be set back 5m from the highway boundary.

Reasons:

1. Standard reason E04 – for the avoidance of doubt.
2. Standard reason E56 – standard time limit reason.
3. Standard reason E14 – to ensure a satisfactory external appearance ...policies GD4 and E23.
4. To ensure the provision of satisfactory drainage arrangements and to ensure surface water from the site is not deposited on the public highway causing a danger to road users in accordance with saved policies GD3 and T4 of the adopted City of Derby Local Plan Review.
5. To ensure the provision of satisfactory drainage arrangements and to ensure surface water from the site is not deposited on the public highway causing a danger to road users in accordance with saved policies GD3 and T4 of the adopted City of Derby Local Plan Review.
6. To enable a vehicle to stand clear of the highway whilst the gates are opened / closed and to protect the free and safe passage of traffic, including pedestrians, in the public highway, in accordance with saved policy T4 of the adopted City of Derby Local Plan Review.

Informative Notes:

The applicants are advised that no part of the proposed wall or its foundations, fixtures and fittings shall project forward of the highway boundary.

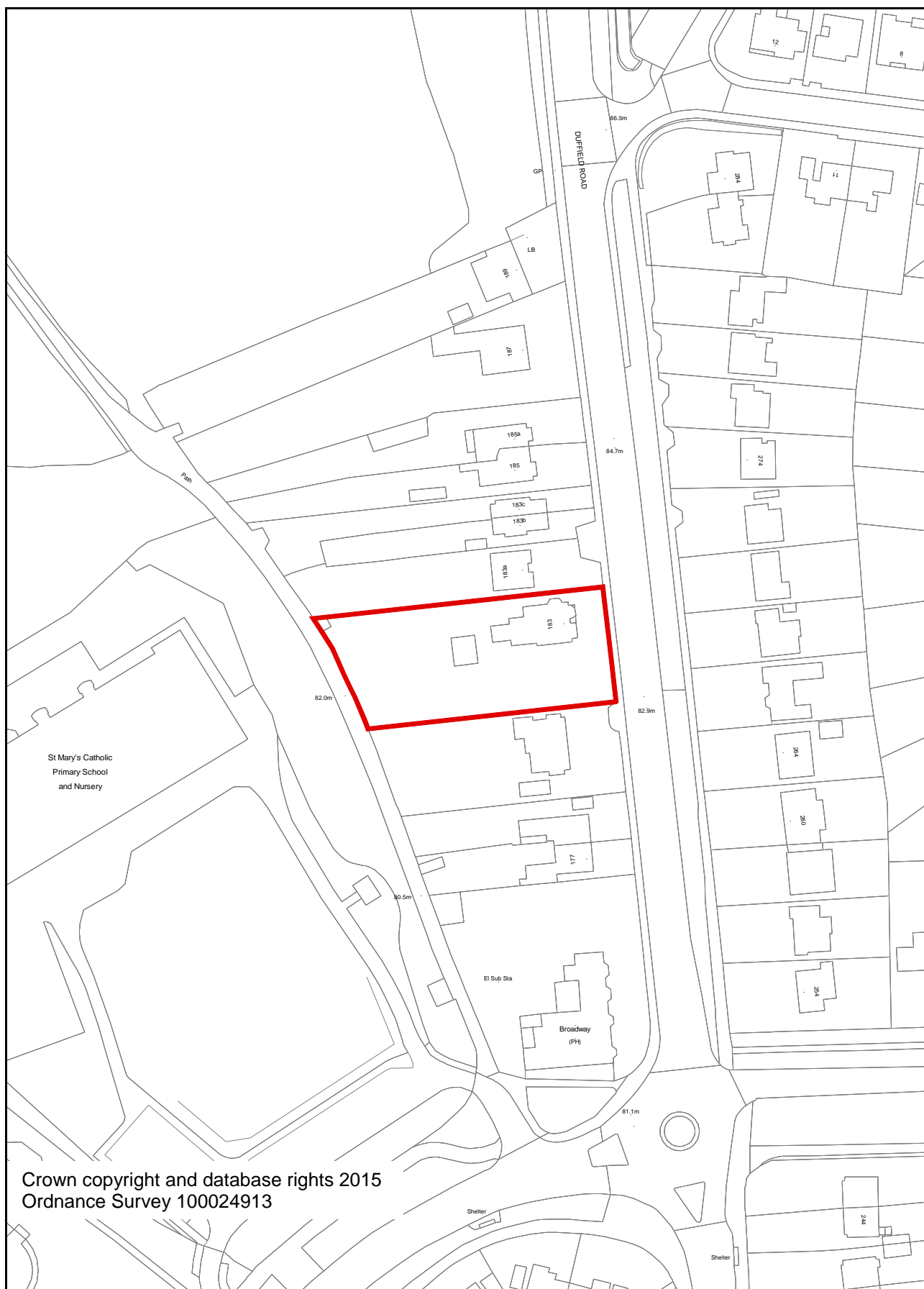
The development makes it necessary to demolish an existing wall and construct a new wall adjacent to the public highway. You are therefore required to contact the Highway Authority to arrange for a dilapidation survey to be undertaken. These works shall be carried out in a manner and to the satisfaction of the Highway Authority. You are required to contact StreetPride at Derby City Council under the Traffic Management Act 2004 (as amended) to arrange for these works to be carried out. Contact Streetpride@derby.gov.uk tel: 0333 2006981.

S106 requirements where appropriate:

None.

Application timescale:

An extension of time has been agreed with the applicants which take the determination period of the application up to 23 January 2015.



Committee Report Item No: 2

Application No: DER/10/14/01505

Type: TPO Application

1. Application Details

Address: Trees adjacent to 22, 27, 29 and 31 Whistlestop Close, Mickleover.

Ward: Mickleover

Proposal:

Works to various trees protected by Tree Preservation Order No.172

Further Details:

Web-link to application documents:

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=97337>

Numbers 22, 27, 29 and 31 are detached properties arranged around the turning head at the end of Whistlestop Close, off Station Road, Mickleover. Numbers 22 and 31 are located to the west of the turning head and numbers 27 and 29 lie to the south.

The trees that this application relates to are located in a wooded area, which runs from Station Road (south of Mews Court) to the south of Whistlestop Close, through to the rear of Fairbourne Drive.

There is a significant change in level between the properties, particularly numbers 27, 29 and 31 Whistlestop Close and the wooded area, which is on a steep bank rising up to Fairbourne Drive.

These trees form a dense group around the south and western edge of Whistlestop Close and have significant amenity value in the street scene as a group and in the surrounding area.

2. Relevant Planning History:

There have been a number of applications for works to trees in this area since 2009. The most recent, submitted in July 2014, were for:

07/14/00969 - Removal of self-set ash and sycamore trees and pollarding to 8 metres of two poplar trees in wooded area bounding 29 Whistlestop Close.

07/14/00970 - Removal of ash saplings and spruce tree and pollarding to 8 metres of three ash trees in wooded area bounding 27 Whistlestop Close.

07/14/00971 - Removal of 3 ash trees and pollarding of remaining ash trees to 8 metres in wooded area bounding 29 Whistlestop Close.

Consent for all the above TPO applications was refused.

3. Publicity:

Site Notice

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

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Application No: DER/10/14/01505

Type: TPO Application

4. Representations:

16 representations have been received for this application; 15 objections and 1 letter of support. Of these, 13 objections have been made by residents on Fairbourne Drive, 1 on Whistlestop Close and 1 on Lantern Grove to the north of the former railway line. The letter of support came from a property on Whistlestop Close.

The reasons for the objections include:

- the loss of wildlife habitat
- proposal will break the 'green' link with the open countryside beyond
- the trees are not damaged, diseased or dangerous
- potential subsidence to pavement on Fairbourne Drive if trees are removed
- potential erosion of bank down to properties on Whistlestop Close if trees are removed
- owners were aware of lack of light, dampness, proximity of trees when purchased / extended properties
- planning permission shouldn't have been given to build extensions / garages so close to the woodland
- area has a history of poor drainage, which could be exacerbated by the proposed tree works
- one of owners cited that some of trees, which they now want removing, as being of high value and should be retained, in relation to an application for a new house adjoining their property
- security and possible anti-social behaviour issues through proposed removal of trees
- loss of amenity to the area as a whole
- huge inconsistency between recommendations made by tree surgeons for works to trees in this area
- inappropriate, excessive works.

5. Consultations:

A detailed site survey in relation to proposed works carried out with Council's Arboricultural officer.

6. Relevant Policies: *Saved CDLPR policies*

E9 Trees

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

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.

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Application No: DER/10/14/01505

Type: TPO Application

7. Officer Opinion:

Key Issues:

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

- The amenity and wildlife value the woodland provides to the area and the impact the level of works proposed will have on this.

There are 38 trees / groups of trees listed in the arboricultural report submitted with this application. The report contains a condition survey and schedule of trees, which lists recommended works for each tree / groups of trees.

Having carried out a detailed site survey with one of the Council's Arboricultural officers, he has verbally agreed that the proposed works to tree numbers 4, 5, 6, 13, 16, 17, 19, 20, 21, 22, 24, 30, 31, 32, 33, 34 and 36 are acceptable in terms of their impact on visual amenity and in line with good arboricultural working practices.

However, the Arboricultural Officer is of the opinion that the proposed works to tree numbers 1, 2, 3, 7, 8, 9, 10, 11, 12, 14, 15, 18, 23, 25, 26, 27, 28, 29, 35, 37 and 38, which primarily include felling, are not acceptable. There is no sound arboricultural justification for these proposed works, which are not in line with good working practices and would result in a significant loss of amenity and wildlife habitat within the woodland area.

Therefore, I recommend that a split decision is made and consent is granted for the proposed works to some of the various trees, as specified above. The consent would exclude by condition, the rest of the works to the trees, which are considered unacceptable.

An informative note should also be attached to the decision advising the applicant that certain works may be appropriate for specified trees, if a future application were to be submitted.

8. Recommended decision and summary of reasons:

To grant consent with conditions.

Conditions:

1. Unique condition (The consent shall not extend to include proposed tree works 1, 2, 3, 7, 8, 9, 10, 11, 12, 14, 15, 18, 23, 25, 26, 27, 28, 29, 35, 37 and 38.)
2. Standard condition (2 year time limit)
3. Standard condition (To ensure works are carried out in accordance with BS 3998:2010)
4. Standard condition (To control level and means of crown lifting)

Reasons:

1. Unique reason (For the avoidance of doubt. There is no sound arboricultural justification for proposed tree works, which are not in line with good arboricultural practice. The trees contribute significantly to the visual quality of the area and the implementation of these proposals would have an adverse impact on the overall character and visual amenity of the surrounding area, and a loss of wildlife habitat.

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Type: TPO Application

2. Standard reason (to control time period for works)
3. Standard reason (to maintain visual amenity)
4. Standard reason (to maintain visual amenity)

Informative Note:

Following works to tree numbers 7, 9, 10, 23 and 37 in any future application may be considered acceptable if:

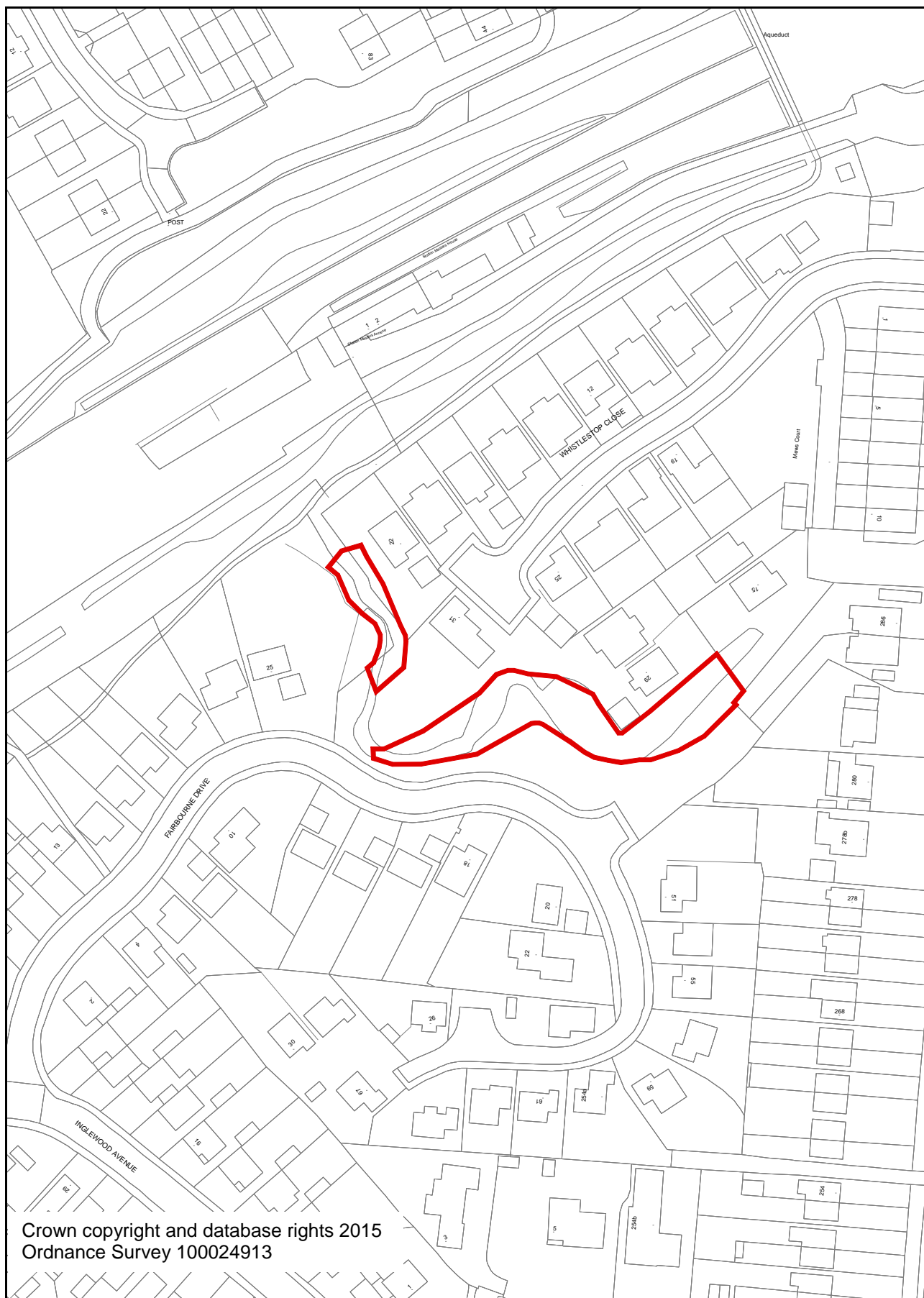
- more details are submitted for the proposed works in 7 and 10 - total number of trees in each area; total number of trees to be removed from each area; the distance from the house and garage within which the trees are to be removed; all trees to be accurately identified on a detailed plan
- more details are submitted for tree number 9 - total number of trees in area; tree to be retained; all trees to be accurately identified on a detailed plan
- only two ash are removed for tree number 23, leaving the northern most tree
- the level of crown lift for tree number 37 is specified.

Application timescale:

The application target date has expired as a result of the need to report the item to committee.

Application No: DER/10/14/01505

Type: TPO Application



Committee Report Item No: 3

Application No: DER/10/14/01414

Type: Full Planning Application

1. Application Details

Address: Land adjacent to 16 Halifax Close, Derby
(Access via Old Mansfield Road).

Ward: Derwent

Proposal:

Erection of pair of two storey dwellings with associated vehicular access to Old Mansfield Road.

Further Details:

Web-link to application documents:

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=97243>

Planning permission is sought for the erection of an attached pair of two-storey dwelling houses on an area of garden land of approximately 400m² currently part of the curtilage of 16 Halifax Close. The dwellings would sit centrally in the site with two parking spaces allocated to each side, and an attached garage included on the western plot (Plot 1). The plots would front and be accessed directly off a new vehicular access to be formed from Old Mansfield Road. Each dwelling would have their own private rear garden area.

Each dwelling would have four bedrooms, with accommodation in the roof space. The proposed design is a symmetrical pair of semi-detached dwellings, which are a mirror image of each other. The front elevation of the pair would have a central projecting gable and dormer windows to front roof slope.

2. Relevant Planning History:

None.

3. Publicity:

Neighbour Notification Letters: sent to 9 addresses on 22.10.2014

Site Notice: Displayed 30.10.2014

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

4. Representations:

6 letters of objection have been received, including one objection from Cllr Rawson and 1 petition of objection comprising 16 signatures. The main points of objection are:

- Impact on road safety on Old Mansfield Road
- Road accidents have already occurred in the local area
- Implications for residential amenity of nearby properties
- Unsympathetic design and implications for the character of the area
- Implications for wildlife and loss of trees

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5. Consultations:

Development Control Archaeologist:

The proposals will have no archaeological impact.

Highways DC:

Old Mansfield Road represents a popular route for local residents heading in and out of Derwent but peak traffic levels are not dissimilar to other roads within the area and importantly, over the last three years, there have been no reported injury collisions. In fact, in the last 10 years there have been no reported injury collisions along Old Mansfield Road near to the proposed development site between Scarborough Rise and Chatteris Drive. There has been, however, a number of confirmed non-injury collisions most recently associated with southbound traffic on the corner beyond Scarborough Rise.

Traffic management measures are being considered to help mitigate further incidents at this location as speed data and recent experience does indicate some vehicles are travelling at an inappropriate speed, although the 85th percentile remains around the speed limit. Current speeds, however, would likely reduce as a consequence of this development as vehicle speed in residential areas is dependent on forward visibility and human activity.

At the moment, the proposed development site is unused and access and egress from the site will require the construction of two vehicular crossings over a footway of the public highway. Both access visibility splays shown in the revised drawing PD174/02 are acceptable, although the applicant must ensure the small section of hedge currently sited along the western boundary of Plot 1 does not obstruct the area within the visibility splay. The applicant must ensure, whatever the plan for the property boundaries (hedge, fence, wall), nothing is erected above 0.6m in height within the area of the visibility splay.

It is noted that the driveways are to be block paved, although it is not clear whether this to be laid on a permeable or solid foundation. Concerning the latter, the applicant must ensure that discharge surface water is managed away from the public highway.

Should planning permission be granted, conditions are required to secure dropped vehicular crossing onto highway and visibility splays with no obstructions exceeding 0.6 metres in height and to prevent surface water discharge from the driveway.

6. Relevant Policies: *Saved CDLPR policies*

E23	Design
GD4	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
T4	Access, Parking and Servicing

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

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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.

Residential and Visual Amenity and Character

Objections have been raised regarding the implications of the proposal for the residential amenity of several properties that either adjoin the application site or are close enough to it to be affected. It is my opinion that, whilst the proposed dwellings would certainly be visible from the neighbouring properties on Halifax Close and Skipton Green, the distances between the proposed and existing buildings is sufficient to meet the normal requirements for protecting privacy and amenity. There would be approximately 30 metres from the rear elevation of the closest existing dwelling at 11 and 15 Skipton Green to the western elevation of the proposed dwellings. Even taking into account the elevated position of the application site when compared with the properties on Skipton Green, any effects of enclosure or overlooking would not be significant enough to justify a refusal of planning permission in my opinion.

The proposal would significantly reduce the rear garden area of 16 Halifax Close, the retained area of private amenity space would be within acceptable limits. The proposed dwelling on Plot 2 would be close to the rear corner elevation of 16 Halifax Close, however the orientation of the scheme is such that the rear elevation of the new dwellings would face away from the adjacent dwellings at 14-16 Halifax Close. No habitable room windows of these properties would be overlooked or adversely affected by the siting and layout of the development and I am satisfied that the relationship between these dwellings would be acceptable.

Concerns have also been raised over the design of the proposed dwellings and how they would relate to the established architectural styles and urban grain. I am of the opinion that the new dwellings would relate, reasonably well to the existing housing in the surrounding area. The development would be in keeping with the general character of the local streetscene.

Traffic Safety

As expressed by the Highways Officer, it is unlikely that the proposed development would have an adverse effect on traffic safety on Old Mansfield Road. Parking and access provision for the development is considered acceptable for this scheme. Two spaces would be provided for each plot, plus a garage for plot 1. The proposal should therefore not undermine highway safety for users of the local highway.

Provision of Adequate Living Environment

In my opinion the site, although certainly constrained, is large enough to accommodate the proposed development. With the provision for off-street parking, adequate rear garden areas for both plots and a satisfactory relationship between the proposed dwellings and nearby properties on Halifax Close and Skipton Green, I am satisfied that an adequate living environment can be achieved on this site.

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The proposal therefore meets the policy requirements of GD4, GD5, H13, E23 and T4 of the Local Plan Review.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Conditions:

1. Standard condition 03 (three year time limit)
2. Standard condition 100 (approved plans)
3. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
4. No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no. PD174/02 (Rev E) are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height.
5. No part of the development hereby permitted shall be brought into use until the parking areas are constructed with provision to prevent the discharge of surface water from the parking areas to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.
6. Standard condition 27 (external materials for the development)
7. Standard condition 19 (boundary treatment)

Reasons:

1. Standard reason 56 (time limit)
2. Standard reason 04 (For avoidance of doubt)
3. Standard reason 19 (in interests of traffic safety)
4. Standard reason 19 (in interests of traffic safety)
5. To avoid discharge of surface water onto the highway.
6. Standard reason 14 (In interests of visual amenity)
7. Standard reason 14 (In interests of visual amenity)

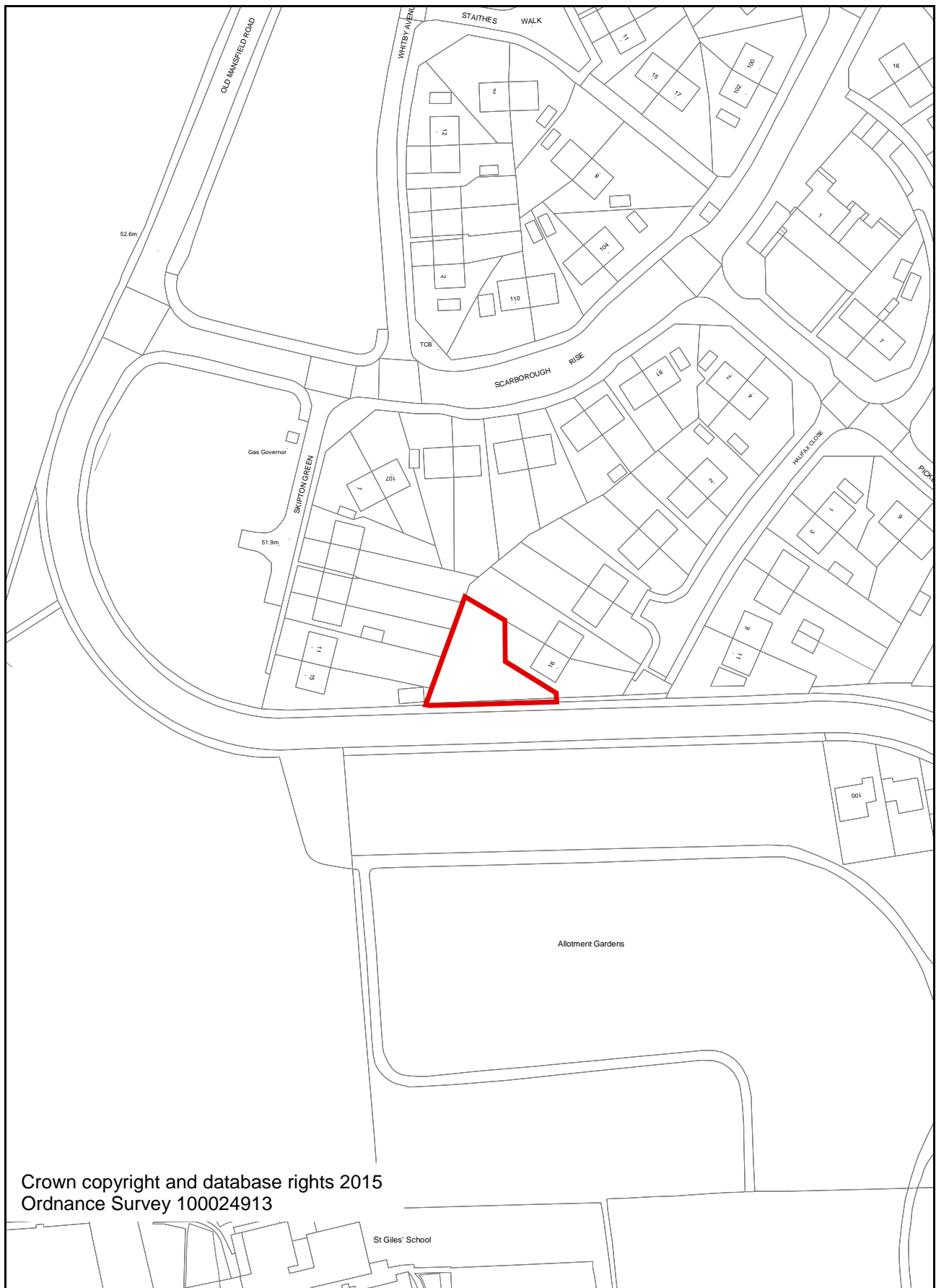
Application timescale:

The application target date for determination was on 15 December 2014 and the application is brought to committee at request of Cllr Rawson.

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Type: Full Planning
Application



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Derby City Council

Delegated decisions made between 01/12/2014 and 31/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/10/00862/PRI	Full Planning Permission	2-8 Strand, Derby (including St. James' Yard, 13 and 15 St. James Street and 50 Sadler Gate)	Formation of 16 retail units with central piazza and creation of accesses from Sadler Gate and Strand (extension of time limit of previously approved application Code No. DER/03/06/00561 by a further three years)	Withdrawn Application	08/12/2014
05/12/00587/PRI	Full Planning Permission	46 Victory Road, Derby, DE24 8ER	Retention of porch and canopy, garage and workshop	Invalid - Finally Disposed of	11/12/2014
11/12/01446/PRI	Full Planning Permission	Harold Court, Reginald Street, Derby, DE23 8FQ	Installation of 4 replacement windows	Invalid - Finally Disposed of	11/12/2014
06/13/00640/PRI	Full Application - Article 4	8 Potter Street, Spondon, Derby, DE21 7LH	installation of replacement windows in Spondon Conservation Area	Invalid - Finally Disposed of	11/12/2014
11/13/01280/PRI	Prior Notification	Bramble Business Centre, Bramble Street, Derby DE1 1HT	Change of use from offices (use class B1) to 9 apartments (use class C3)	Invalid - Finally Disposed of	11/12/2014
11/13/01334/PRI	Certificate of Lawfulness Proposed Use	32 Windley Crescent, Darley Abbey, Derby, DE22 1BY	Raising of height of attached car port to three metres	Invalid - Finally Disposed of	04/12/2014
12/13/01470/PRI	Full Planning Permission	Land at side of 135 Whitaker Road, Derby, DE23 6AQ	Erection of dwelling house and formation of access - amendment to previously approved planning permission Code No. DER/06/12/00720	Granted Conditionally	23/12/2014
12/13/01492/PRI	Full Planning Permission	Site of builders yard and land to west of Wincanton Close, Derby (former Robinsons Construction)	Demolition of 2 buildings and partial demolition of main building, re-cladding of the remaining structures and change of use to B1, B2, B8 and Sui Generis (builders merchants) and erection of 5 units (Use Classes B1, B2 and B8) and formation of vehicular access	Granted Conditionally	05/12/2014
03/14/00403/	Full Planning Permission	414 Harvey Road, Derby, DE24 8JX	Installation of hardstanding and formation of dropped kerb	Invalid - Finally Disposed of	11/12/2014
03/14/00406/PRI	Full Planning Permission	Land adjacent to the Pump House, Sinfin Lane, Sinfin, Derby	Erection of 14 apartments	Granted Conditionally	18/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/14/00612/PRI	Full Planning Permission	Cavendish Hotel, Walbrook Road, Derby, DE23 8SB	Alterations to elevations to include installation of two shop fronts, new windows including a dormer window, doors and entrance canopy	Granted Conditionally	11/12/2014
05/14/00693/DCC	Certificate of Lawfulness Proposed Use	Pear Tree Infant School, Pear Tree Street, Derby, DE23 8PN	Extension to school (enlargement of kitchen)	Granted	11/12/2014
06/14/00745/PRI	Full Planning Permission	20 Lonsdale Place, Derby, DE22 3LP (Aston Engineering)	Change of use from light industrial building to form 3 dwellings (Use Class C3), redevelopment of former filling station to form retail shop (Use Class A1) at ground level and 8 apartments above, and formation of associated car parking.	Granted Conditionally	23/12/2014
06/14/00870/PRI	Listed Building Consent - alterations	17 Mileash Lane, Darley Abbey, Derby, DE22 1DD	Installation of replacement front door	Granted Conditionally	10/12/2014
06/14/00879/PRI	Full Planning Permission	15 Hillside Crescent, Spondon, Derby, DE21 7RB	Two storey front and side extension to dwelling house (playroom, w.c., hall, two bedrooms and en-suite)	Granted Conditionally	23/12/2014
07/14/00906/PRI	Full Planning Permission	Land to the south of 19 - 21 Old Hall Road. Derby (access via The Hollow)	Erection of two detached dwelling houses and two garages	Granted Conditionally	12/12/2014
07/14/00928/PRI	Variation/Waive of condition(s)	University of Derby, Kedleston Road, Derby, DE22 1GB	Variation of conditions 1 and 9 and removal of condition 8 of previously approved planning application Code no.DER/09/13/01137/PRI	Granted Conditionally	04/12/2014
07/14/00973/PRI	Full Planning Permission	21 Corn Market, Derby, DE1 1QH (The Book Cafe)	Change of use of first floor from office (Use Class A2) to restaurant and cafe (Use Class A3), with the second floor combined A3/B1 uses together with formation of rear fire exit and extraction flue	Granted Conditionally	10/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/14/00974/PRI	Listed Building Consent - alterations	21 Corn Market, Derby, DE1 1QH (The Book Cafe)	Change of use of first floor from offices (Use Class A2) to restaurant and cafe (Use Class A3), with the second floor combined A3/B1 uses. Internal alterations to ground floor to form kitchen, w.c. for disabled people and servery together with installation of rear external extraction duct and formation of rear fire exit. Internal alterations to second floor to form toilets and refurbishment to external elevations and roof	Granted Conditionally	10/12/2014
07/14/00998/GOV	Full Planning Permission	Cavendish Close Junior School, Deborah Drive, Chaddesden, Derby, DE21 4RJ	Demolition of school. Erection of junior school and formation of associated external hard and soft landscaping.	Granted Conditionally	10/12/2014
07/14/01010/PRI	Full Planning Permission	Land rear of 1, 2 and 3 Wade Street, Littleover, DE23 6BH (access via North Street)	Residential development (4 dwelling houses)	Granted Conditionally	22/12/2014
08/14/01113/PRI	Works to Trees under TPO	Elms Gardens, 638 Burton Road, Littleover, Derby, DE23 6EL	Various works to trees protected by Tree Preservation Order No. 155	Granted Conditionally	12/12/2014
08/14/01175/GOV	Full Planning Permission	Woodlands Community School, Blenheim Drive, Allestree, Derby, DE22 2LW	Demolition of blocks B, C, D, E and J and partial demolition and rebuilding of Block A, and erection of 2/3 storey classroom blocks and associated works	Granted Conditionally	04/12/2014
09/14/01202/PRI	Works to Trees under TPO	Land east of Prince Charles Avenue, Mackworth, Derby	Removal of right limb and re-shaping of Willow tree protected by Tree Preservation Order No 560	Granted Conditionally	12/12/2014
09/14/01212/PRI	Works to Trees under TPO	Trees at Brackensdale School, Walthamstow Drive and Greenwich Gardens, 34 Greenwich Drive North, Derby, DE22 4AB	Various works to trees protected by Tree Preservation Order No 293	Granted Conditionally	10/12/2014
09/14/01220/PRI	Works to Trees under TPO	Flat 1, Thomas Court, Junction Street, Derby, DE1 1AJ	Crown lift to 2.5m of 2 Ash trees and Alder protected by Tree Preservation Order No 206	Granted Conditionally	12/12/2014
09/14/01223/PRI	Works to Trees under TPO	Land at Peckerdale Gardens, Spondon, Derby	Crown cleaning of 4 Ash, 1 Pear and 4 Rowan trees all protected by Tree Preservation Order No 386	Granted Conditionally	10/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/14/01235/PRI	Works to Trees under TPO	12 Limes Avenue, Mickleover, Derby, DE3 5DB	Various works to trees protected by Tree Preservation Order No 548	Granted Conditionally	10/12/2014
09/14/01260/PRI	Full Planning Permission	46 Brisbane Road, Mickleover, Derby, DE3 5JZ	Two storey side extension to dwelling house (study, w.c/shower room bedroom and enlargement of bedroom)	Granted Conditionally	11/12/2014
09/14/01269/PRI	Full Planning Permission	61 Merton Drive, Mackworth, Derby	Single storey front extension to dwelling house (porch)	Granted Conditionally	22/12/2014
09/14/01310/PRI	Variation/Waive of condition(s)	Site of 61, 67, 73 & 75 Whitehurst Street, Units and Chapel Thirsk Place, Allenton Market, Mitre Hotel PH and 701-727 Osmaston Road, Derby	Erection of retail store (Use Class A1), petrol filling station, market and electrical substation and formation of car parking, landscaping and associated access - variation of conditions 1 and 18 of previously approved permission Code No. DER/08/10/01063	Granted Conditionally	18/12/2014
09/14/01312/PRI	Full Planning Permission	2 Albion Street, Derby, DE1 2PR (Nationwide Building Society)	Installation of 3 air conditioning units and antennae to the roof	Granted Conditionally	09/12/2014
09/14/01315/PRI	Full Planning Permission	6 Elms Drive, Littleover, Derby, DE23 6FF	Single storey rear and side extensions (shower room, lobby and enlargement of kitchen and garage)	Granted Conditionally	11/12/2014
09/14/01318/PRI	Full Planning Permission	172 Western Road, Mickleover, Derby, DE3 5GT	Two storey side, single storey rear and front extensions to dwelling house (family room, utility, garage, passage, porch, bathroom and enlargement of kitchen and bedroom)	Granted Conditionally	10/12/2014
09/14/01321/PRI	Full Planning Permission	11, 11A & 12 Friar Gate, Derby (former Graze restaurant)	Installation of flue and condensor units	Granted Conditionally	01/12/2014
09/14/01322/PRI	Listed Building Consent - alterations	11, 11A & 12 Friar Gate, Derby (former Graze restaurant)	Removal of small section of non-load bearing walls, installation of flue and condensor units and alterations to fittings, fixtures and finishes	Granted Conditionally	15/12/2014
09/14/01334/PRI	Full Planning Permission	5 Bramblewick Drive, Littleover, Derby, DE23 7YG	Two storey side and front extensions to dwelling house (sitting room, 3 bedrooms and 2 shower rooms)	Refuse Planning Permission	11/12/2014
09/14/01338/PRI	Full Planning Permission	Land adjacent 56 Lambourn Drive, Allestree, Derby, DE22 2UT	Erection of dwelling house	Granted Conditionally	12/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/14/01339/PRI	Full Planning Permission	8 Eastwood Drive, Littleover, Derby, DE23 6BN	Single storey rear extension to dwelling house (kitchen and family/dining room), first floor extension to garage/annex (play room/family/games room) and erection of retaining wall.	Granted Conditionally	10/12/2014
10/14/01342/DC5	Prior Notification	Highway verge, Boulton Lane, Derby (adjacent The Brackens PH)	Installation of Pogona cabinet, erection of 14.7m monopole, antennas and mast head amplifiers	Granted	03/12/2014
10/14/01343/PRI	Full Planning Permission	105 Uttoxeter New Road, Derby, DE22 3NL	Retention of change of use from Use Class D1 (Nursery) to Use Class B1a (Office)	Granted Conditionally	23/12/2014
10/14/01351/PRI	Prior Notification	Willow House, Willow Row, Derby, DE1 3NZ	Change of use from offices (use class B1) to 12 flats (use class C3)	Granted	11/12/2014
10/14/01353/PRI	Full Planning Permission	72 Stanley Street, Derby, DE22 3GW	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	15/12/2014
10/14/01355/	Full Planning Permission	38 Coxon Street, Spondon, Derby, DE21 7JG	Erection of a four pen cattery unit	Granted Conditionally	11/12/2014
10/14/01357/PRI	Advertisement consent	2 Albion Street, Derby, DE1 2PR (Nationwide Building Society)	Display of internally illuminated light box	Granted Conditionally	05/12/2014
10/14/01358/PRI	Full Planning Permission	3 Pastures Avenue, Littleover, Derby, DE23 7BE	Two storey rear extension to dwelling house (utility room/pantry, family room, 2 bedrooms and enlargement of garage)	Granted Conditionally	09/12/2014
10/14/01365/PRI	Full Planning Permission	95 Shardlow Road, Alvaston, Derby, DE24 0JR	First floor rear extension to day nursery (bedroom) and erection of roof canopy over balcony to form play area	Granted Conditionally	11/12/2014
10/14/01369/PRI	Works to Trees under TPO	54 Dewchurch Drive, Sunnyhill, Derby, DE23 1XP	Felling of Sycamore Tree and Norway Maple Tree, and removal of single branch of Norway Maple protected by Tree Preservation Order No.217	Granted Conditionally	10/12/2014
10/14/01371/PRI	Advertisement consent	Derby Audi, Royal Scot Road, Pride Park, Derby	Display of various signage	Granted Conditionally	11/12/2014
10/14/01374/PRI	Full Planning Permission	Land adjacent to 1 & 3 Smalley Drive, Oakwood, Derby, DE21 2SF (with access from Morley Road)	Erection of dwelling house and detached garage and formation of vehicular access from Morley Road	Refuse Planning Permission	12/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01375/PRI	Full Planning Permission	Site ot 2D Henry Street, Derby, DE1 3BQ	Demolition of garage building and erection of 2 apartments.	Refuse Planning Permission	23/12/2014
10/14/01376/PRI	Full Planning Permission	129 Manor Road, Derby, DE23 6BU	Extensions to dwelling house (enlargement of kitchen/dining room) installation of rear dormer and formation of room in roof space (bedroom)	Granted Conditionally	03/12/2014
10/14/01378/PRI	Works to Trees under TPO	5 Dovestone Gardens, Littleover, Derby	Felling of Sycamore tree protected by Tree Preservation Order No 322	Granted Conditionally	10/12/2014
10/14/01379/PRI	Full Planning Permission	18 Longbridge Lane, Derby, DE24 8UJ	Change of use from storage and distribution (Use Class B8) to a motor vehicle workshop (Use Class B2)	Granted Conditionally	10/12/2014
10/14/01380/PRI	Advertisement consent	18 Longbridge Lane, Derby, DE24 8UJ	Display of 1 non-illuminated fascia sign	Granted Conditionally	10/12/2014
10/14/01382/PRI	Full Planning Permission	216 Village Street, Derby, DE23 8DE	Two storey side extension to dwelling house (sitting room, utility room, 2 bedrooms and bathroom)	Granted Conditionally	15/12/2014
10/14/01384/PRI	Full Planning Permission	7 Queens Drive, Littleover, Derby, DE23 6DU	Two storey side extension to dwelling house (utility, dining room and 2 bedrooms)	Granted Conditionally	04/12/2014
10/14/01386/PRI	Full Planning Permission	67 Blagreaves Lane, Littleover, Derby, DE23 7FQ	Two storey rear and first floor side extension to dwelling house	Granted Conditionally	10/12/2014
10/14/01389/PRI	Full Planning Permission	137 Whitaker Road, Derby, DE23 6AQ	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	10/12/2014
10/14/01392/PRI	Local Council own development Reg 3	2 Neilson Street, Alvaston, Derby, DE24 0ET	Single storey side extension to dwelling house (bedroom and shower room)	Granted Conditionally	04/12/2014
10/14/01394/PRI	Full Planning Permission	18 Greenwich Drive North, Derby, DE22 4AB	Erection of single storey detached garage, gym and wet room	Granted Conditionally	09/12/2014
10/14/01395/PRI	Full Planning Permission	6 Snelston Crescent, Littleover, Derby, DE23 6BL	Two storey side extension to dwelling house (bedroom and enlargement of kitchen) and raising of roof height on existing garage	Granted Conditionally	23/12/2014
10/14/01396/PRI	Full Planning Permission	Land rear of 492-496 Kedleston Road, Allestree, Derby (access via Quarndon Heights)	Erection of two dwelling houses	Granted Conditionally	23/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01398/PRI	Full Planning Permission	Site of 46 East Avenue, Mickleover, Derby, DE3 5HN	Demolition of bungalow, erection of two dwelling houses and alterations to vehicular access - amendment to previously approved planning permission Code No. DER/10/13/01251/PRI to add a conservatory to the rear elevations of both plots	Granted Conditionally	09/12/2014
10/14/01401/PRI	Full Planning Permission	236 Mansfield Road, Derby, DE1 3RB	Single storey side extension to dwelling house (study, lobby and w.c)	Refuse Planning Permission	17/12/2014
10/14/01405/PRI	Full Planning Permission	Unit 20, Derby Trading Estate, Stores Road, Derby, DE21 4BE	Change of use from light industrial unit (Use Class B1) to animal hydrotherapy centre (Sui Generis use)	Granted Conditionally	09/12/2014
10/14/01406/PRI	Full Planning Permission	79 Birchover Way, Allestree, Derby, DE22 2QH	Front extension to dwelling house (w.c)	Granted Conditionally	08/12/2014
10/14/01408/PRI	Full Planning Permission	34 Rodsley Crescent, Littleover, Derby, DE23 7NY	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	09/12/2014
10/14/01409/PRI	Full Planning Permission	80 Copes Way, Chaddesden, Derby, DE21 4NS	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	15/12/2014
10/14/01410/PRI	Works to Trees under TPO	17 Queen Mary Court, Derby, DE22 1BB	Felling of Birch tree protected by Tree Preservation Order No 64	Granted Conditionally	18/12/2014
10/14/01411/PRI	Full Planning Permission	Park Cottage, Parkstone Court, Mickleover, Derby, DE3 5RJ	Two storey and single storey side extensions to dwelling house (porch, living room, bedroom and en-suite)	Granted Conditionally	09/12/2014
10/14/01416/PRI	Full Planning Permission	14 Longthorpe Close, Littleover, Derby, DE23 7WE	Raising of roof height in connection with formation of rooms in roof space (2 bedrooms, bathroom and landing) and installation of 3 rear dormers	Granted Conditionally	11/12/2014
10/14/01420/PRI	Full Planning Permission	Unit A3, Cranmer Road, West Meadows Industrial Estate, Derby, DE21 6JL	Change of use from Use Class B2 (General Industry) to Use Class B2 with ancillary Sui Generis use (MOT Testing)	Granted Conditionally	09/12/2014
10/14/01422/PRI	Full Planning Permission	32 Euston Drive, Derby, DE1 3TL	Single storey side extension to dwelling house (utility and dining room)	Granted Conditionally	10/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01423/PRI	Full Planning Permission	Land rear of 79 Palmerston Street and to the side and rear of 74-80 Fairfield Road, Derby	Erection of dwelling house	Granted Conditionally	11/12/2014
10/14/01425/PRI	Listed Building Consent - alterations	27 Mileash Lane, Darley Abbey, Derby, DE22 1DD	Installation of replacement front and back doors and one internal ground floor door together with installation of 2 velux roof lights and internal alterations	Granted Conditionally	11/12/2014
10/14/01426/PRI	Full Planning Permission	Littleover Nursing Home, 149 Stenson Road, Derby, DE23 7JJ	Single storey front extension to nursing home (entrance lobby)	Granted Conditionally	15/12/2014
10/14/01427/PRI	Full Planning Permission	198 Burton Road, Derby, DE1 1TQ	Change of use of dwelling house to form 4 apartments (Use Class C3) including installation of front roof light and rear patio doors	Granted Conditionally	10/12/2014
10/14/01431/PRI	Full Planning Permission	42 Buchan Street, Derby, DE24 8FQ	Single storey front extension to dwelling house (entrance)	Granted Conditionally	10/12/2014
10/14/01432/PRI	Full Planning Permission	233 Blagreaves Lane, Littleover, Derby, DE23 7PT	Erection of single storey rear, two storey side and single storey front extension to dwelling house and installation of first floor front bay window	Granted Conditionally	18/12/2014
10/14/01433/PRI	Works to Trees in a Conservation Area	Sundown, Victor Avenue, Derby, DE22 1AN	Felling of 3 Conifer Trees, and reduction in height of two Maple Trees by 1 and 1.5 metres within Strutts Park Conservation Area	Raise No Objection	10/12/2014
10/14/01434/PRI	Works to Trees in a Conservation Area	Cleeve Villas Nursing Home 69-71 Wilson Street, Derby, DE1 1PL	Removal of Conifer trees, cutting back of overhanging branches by 1.5 metres and crown lift by 3m of Maple tree, shaping of crown and reduction of branches of Apple tree by 800mm within the Green Lane and St. Peter's Conservation Area	Raise No Objection	23/12/2014
10/14/01437/PRI	Prior Notification	21 Beeches Avenue, Spondon, Derby, DE21 7LP	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 4m, height to eaves 2.4m) to dwelling house	Prior Approval Not required	22/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01439/PRI	Full Planning Permission	86 Empress Road, Derby, DE23 6TE	Alterations to roof to facilitate formation of rooms in roof space (2 bedrooms, shower room and landing)	Granted Conditionally	15/12/2014
10/14/01440/PRI	Full Planning Permission	88 Empress Road, Derby, DE23 6TE	Alterations to roof to facilitate formation of rooms in roof space (2 bedrooms, shower room and landing)	Granted Conditionally	15/12/2014
10/14/01443/PRI	Full Planning Permission	Landmere, 1 Inveraray Close, Sinfin, Derby, DE24 3JX	Change of use from Care Home Manager's residence (Use Class C2) to Residential (Use Class C3)	Granted Conditionally	18/12/2014
10/14/01444/PRI	Works to Trees in a Conservation Area	18 Welney Close, Mickleover, Derby, DE3 5NZ	Crown reduction of Malus and Yew trees by 1m and Maple, Copper Beech and Ash trees by 3m within Mickleover Conservation Area	Raise No Objection	10/12/2014
10/14/01445/PRI	Full Planning Permission	20 Crich Avenue, Littleover, Derby, DE23 6ES	Two storey side and single storey rear extensions to dwelling house (garage, utility, kitchen, living room, bedroom and en-suite)	Granted Conditionally	10/12/2014
10/14/01446/PRI	Full Planning Permission	28 Fairway Crescent, Allestree, Derby, DE22 2NY	Two storey side extension to dwelling house (living room/kitchenette, hall, w.c., bedroom, dressing room and en-suite)	Granted Conditionally	16/12/2014
10/14/01447/PRI	Full Planning Permission	Land to side and rear of 23 Old Hall Road, Littleover, Derby, DE23 6GG	Erection of detached dwelling house and double garage	Refuse Planning Permission	10/12/2014
10/14/01448/PRI	Works to Trees under TPO	48 Station Road, Chellaston, Derby, DE73 1SU	Felling of 3 conifer trees protected by Tree Preservation Order No 422	Granted Conditionally	10/12/2014
10/14/01452/PRI	Full Planning Permission	71 Jackson Avenue, Mickleover, Derby, DE3 5AU	Two storey and single storey extensions to rear of dwelling house (family/dining room, bedroom and en-suite bathroom)	Granted Conditionally	12/12/2014
10/14/01456/PRI	Non-material amendment	Land at side of 32 Peel Street, Derby, DE22 3GH	Erection of 2 dwelling houses - non-material amendment to previously approved planning permission DER/12/13/01490 to provide shared pedestrian access to side of Plot 1	Granted	10/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01458/DCC	Advertisement consent	Road Traffic Island A, Pride Parkway, Pride Park, Derby (Junction with Riverside Road/Roundhouse Road)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01459/DCC	Advertisement consent	Road Traffic Island on Sir Frank Whittle Road, Derby (junction with Alfرتون Road and Croft Lane)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01460/DCC	Advertisement consent	Road Traffic Island A, Sir Frank Whittle Road, Derby (Junction with Hampshire Road and Mansfield Road)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01463/DCC	Advertisement consent	Road Traffic Island B, Sir Frank Whittle Road, Derby (Junction with Wheatcroft Way)	Display of 3 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01464/DCC	Advertisement consent	Road Traffic Island B, Wyvern Way, Chaddesden, Derby (Junction with Stanier Way)	Display of 3 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01465/DCC	Advertisement consent	Road Traffic Island, Kingsway, Derby (Junction with Kingsway Retail Park)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01466/DCC	Advertisement consent	Road Traffic Island, Uttoxeter Road, Mickleover, Derby (Junction with Uttoxeter New Road/A38/Manor Park Way)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01468/PRI	Works to Trees in a Conservation Area	The Elms, 2 Kedleston Road, Derby, DE22 1GU	Removal of part of Hazel tree, reduction of Holly tree and pollarding of 9 Sycamore trees within Strutts Park Conservation Area	Raise No Objection	16/12/2014
10/14/01471/PRI	Certificate of Lawfulness Proposed Use	8 Buchanan Street, Derby, DE1 3BZ	Formation of vehicular hardstanding and dropped kerb	Granted	18/12/2014
10/14/01472/DCC	Advertisement consent	Road Traffic Island, Derby Road, Spondon, Derby (junction with Raynesway / Acorn Way)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01473/DCC	Advertisement consent	Road Traffic Island, London Road, Derby (Junction with Ascot Drive/Harrow Street)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01474/PRI	Advertisement consent	Road Traffic Island A, Mansfield Road, Derby (Junction with Prime Parkway & St. Mary's Wharf)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01475/DCC	Advertisement consent	Road Traffic Island, Burton Road, Littleover, Derby (Junction with Chain Lane / Pastures Hill / Hillsway)	Display of 4 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01476/DCC	Advertisement consent	Road Traffic Island, Grampian Way, Sinfin, Derby (Junction with Arleston Lane/Inveraray Close)	Display of 5 non illuminated post signs	Granted Conditionally	23/12/2014
10/14/01479/PRI	Full Planning Permission	21 Grovebury Drive, Littleover, Derby, DE23 7PP	Two storey and single storey side extension and single storey front and rear extensions to dwelling house (porch, study, shower room, store and enlargement of living room and bedroom)	Granted Conditionally	10/12/2014
10/14/01485/PRI	Works to Trees under TPO	83 Belper Road, Derby, DE1 3ER	Crown thin by 20%, crown lift to 5m over the road and cutting back of branches to give 2m clearance of the dwelling of Copper Beech tree protected by Tree Preservation Order No. 370	Granted Conditionally	11/12/2014
10/14/01487/DCC	Advertisement consent	Roundabout at junction of Burton Road/Normanton Road/Lara Croft Way and Babington Lane, Derby	Display of 5 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01488/DCC	Advertisement consent	Spondon Island, Derby Road, Spondon, Derby	Display of 6 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01489/DCC	Advertisement consent	Road Traffic Island, London Road, Derby (Junction with Traffic Street/Bradshaw Way)	Display of 4 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01490/DCC	Advertisement consent	Road traffic Island, Derby Road, Chellaston, Derby (Junction with Maple Drive/Parkway)	Display of 2 non illuminated post signs	Granted Conditionally	24/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01491/DCC	Advertisement consent	Road Traffic island on Duffield Road, Derby (Junction with Broadway & Darley Park Drive)	Display of 3 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01492/DCC	Advertisement consent	Road Traffic Island, Uttoxeter Road, Mickleover, Derby (Junction with Kipling Drive and Station Road)	Display of 4 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01494/PRI	Full Planning Permission	1 Instow Drive, Sunnyhill, Derby, DE23 7LS	First floor side extension to dwelling house (bedroom) and retention of first floor rear extension -	Granted Conditionally	10/12/2014
10/14/01496/DCC	Advertisement consent	Road Traffic Island, Nottingham Road, Spondon, Derby (Junction with Derby Road/Lodge Lane/Station Road)	Display of 4 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01497/DCC	Advertisement consent	Road Traffic Island, Morley Road, Oakwood, Derby (junction with Acorn Way/Oakwood Drive)	Display of 4 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01498/DCC	Advertisement consent	Spider Island, Osmaston Road, Allenton, Derby (junction with Osmaston Park Road / Harvey Road)	Display of 4 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01499/DCC	Advertisement consent	Road Traffic Island, Peak Drive and Osmaston Park Road, Derby	Display of 3 non illuminated post signs	Granted Conditionally	24/12/2014
10/14/01500/PRI	Certificate of Lawfulness Proposed Use	20 Caversfield Close, Littleover, Derby, DE23 7SR	Conversion of garage to habitable rooms (utility & study) including bricking up of garage door and installation of window	Granted	16/12/2014
10/14/01504/PRI	Works to Trees under TPO	Land at Northway Drive, Derby	Crown lift to 5m of Ash Tree and Crown lift to 5m of Weeping Ash Tree protected by TPO No 206	Refuse Planning Permission	18/12/2014
10/14/01506/DCC	Works to Trees under TPO	Trees at former Derbyshire Royal Infirmary Site, London Road, Derby, DE1 2QY	Felling of 8 trees protected by Tree Preservation Order No. 542	Granted Conditionally	23/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/14/01508/PRI	Full Planning Permission	2 Queensbury Chase, Littleover, Derby, DE23 7UD	Two storey side extension to dwelling house (utility room, sitting room, bedroom and en-suite)	Granted Conditionally	10/12/2014
11/14/01516/PRI	Works to Trees in a Conservation Area	Tree east corner of 1, St. Johns Terrace, Derby, DE1	Felling of 1 Conifer and 1 Cherry tree and crown reduction of 2 Laburnums by approximately 3m within the Friar Gate Conservation Area	Raise No Objection	16/12/2014
11/14/01522/PRI	Full Planning Permission	163 Kedleston Road, Derby, DE22 1FT	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	11/12/2014
11/14/01528/PRI	Works to Trees in a Conservation Area	15 Cornhill, Allestree, Derby, DE22 2GG	Crown reduction by 2m of Holly tree within Allestree Conservation Area	Raise No Objection	10/12/2014
11/14/01532/PRI	Full Planning Permission	18 Woodlands Road, Allestree, Derby, DE22 2HE	Single storey rear extension to dwelling house (kitchen and family area)	Granted Conditionally	22/12/2014
11/14/01533/PRI	Full Planning Permission	19 Rowley Lane, Littleover, Derby, DE23 7FT	Front, side and rear extensions to dwelling house and formation of rooms in roof space	Refuse Planning Permission	22/12/2014
11/14/01534/PRI	Prior Notification	46 Rutland Street, Derby, DE23 8PR	Single storey rear extension (projecting beyond the rear wall of the original house by 8m, maximum height 2.8m, height to eaves 2.8m) to dwelling house	Granted	16/12/2014
11/14/01536/	Works to Trees under TPO	Land opposite 1 Farnborough Gardens, Allestree, Derby (rear of 79 Derwent Avenue)	Felling of Ash tree protected by Tree Preservation Order No. 394	Granted Conditionally	18/12/2014
11/14/01538/PRI	Full Planning Permission	St. Georges Voluntary Academy, Uplands Avenue, Littleover, Derby, DE23 1GG	Extension to school (offices and store)	Granted Conditionally	10/12/2014
11/14/01545/PRI	Full Planning Permission	78 Brayfield Road, Littleover, Derby, DE23 6GT	Side and rear extensions to dwelling (bedroom and garden room)	Granted Conditionally	10/12/2014
11/14/01546/PRI	Works to Trees under TPO	16 Lucerne Road, Oakwood, Derby, DE21 2XF	Crown reduction by 5m at top and 2.5m on sides together with crown cleaning of Ash tree protected by Tree Preservation Order No 247	Refuse Planning Permission	22/12/2014
11/14/01552/PRI	Full Planning Permission	36 Orkney Close, Sinfin, Derby, DE24 3LW	Two storey side extension to dwelling house (kitchen, cloak room, bedroom and ensuite)	Granted Conditionally	10/12/2014

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/14/01557/PRI	Works to Trees in a Conservation Area	56 Arthur Street, Derby, DE1 3EH	Pollarding of two Lime trees to 2.8m within the Strutts Park Conservation Area	Raise No Objection	16/12/2014
11/14/01565/PRI	Non-material amendment	55 Westbury Street, Derby, DE22 3PP	Extensions and change of use from dwelling house (use Class C3a) to a house in multiple occupation (Sui Generis use). Non-Material amendment of previously approved application DER/08/12/00990 to alter room layout and erect bicycle store	Granted	10/12/2014
11/14/01579/PRI	Prior Notification	Courtland House, Devonshire Avenue, Allestree, Derby, DE22 2AU	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 4m, height to eaves 2.2m) to dwelling house	Granted	16/12/2014
11/14/01586/PRI	Variation/Waive of condition(s)	263 Station Road, Mickleover, Derby, DE3 5FB	Demolition of detached garage and conservatory/greenhouse. Erection of three detached dwelling houses and extension to dwelling house (garage) - Variation of condition 2 of previously approved planning permission DER/04/14/00568/PRI to replace the approved conservatories to the three dwelling houses with single storey extensions	Granted Conditionally	23/12/2014
11/14/01611/PRI	Prior Notification	36 Silverhill Road, Derby, DE23 6UJ	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 2.7m, height to eaves 2.4m) to dwelling house	Granted	23/12/2014
12/14/01618/PRI	Non-material amendment	1 Pastures Avenue, Littleover, Derby, DE23 7BE	Front, side and rear extensions to dwelling (sitting room, utility room, w.c, dining room, living room and enlargement of bedroom and porch) and erection of detached double garage to front of property- non-material amendment to previously approved planning permission 06/14/00748 to enlarge the rear elevation dining room window	Granted	18/12/2014
12/14/01628/PRI	Full Application - disabled People	59 Allestree Lane, Derby, DE22 2HQ	Single storey side extension to dwelling house (shower room)	Invalid - Finally Disposed of	04/12/2014