

Applications to be Considered

Purpose

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

Recommendation(s)

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

Reason(s)

- 3.1 The applications detailed in Appendix 1 require determination by the Committee under Part D of the Scheme of Delegations within the Council Constitution.

Supporting information

- 4.1 As detailed in Appendix 1, including the implications of the proposals, representations, consultations, summary of policies most relevant and officers recommendations.

Public/stakeholder engagement

- 5.1 None.

Other options

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

Financial and value for money issues

- 7.1 None.

Legal implications

- 8.1 None.

Other significant implications

- 9.1 None.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal		
Finance		
Service Director(s)		
Report sponsor	Paul Clarke	01/09/2020
Other(s)	Ian Woodhead	01/09/2020

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

Planning Control Committee 10/09/2020
Items to be Considered Index

Item No.	Page No.	Application No.	Location	Proposal	Recommendation
1	1 – 10	20/00587/FUL	9 Breedon Hill Road Derby	Change of use from a six bedroom house in multiple occupation (Use Class C4 to a six bedroom, eight occupant house in multiple occupation (Sui Generis use)	To grant planning permission with conditions.
2	11 – 39	20/00299/FUL	Land Between Slack Lane, Etwall Street And Junction Uttoxeter Old Road Derby	Erection of twelve apartments in a four storey building for student accommodation (Sui Generis use)	<p>A. To authorise the Director of Strategy Partnerships, Planning and Streetpride to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Governance to enter into such an agreement.</p> <p>B. To authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above Section 106 Agreement.</p> <p>C. If the applicant fails to sign the Section 106 Agreement by the expiry of the 13 week target period (DATE) consideration be given, in consultation with the Chair, to refuse permission.</p>
3	40 – 46	19/01387/FUL	27A Darley Park Road Derby	Two storey side and single storey rear extensions to dwelling house, installation of render and cladding and formation of a raised patio area to the rear	To grant planning permission with conditions.
4	47 – 53	19/01353/FUL	2 Repton Avenue Derby	Retention of single storey rear extension to dwelling house (kitchen/dining area and lounge) and erection of an outbuilding (garden room)	To refuse planning permission.

Committee Report Item No: 1

Application No: 20/00587/FUL

Type: Full Application

1. Application Details

1.1. Address: 9 Breedon Hill Road, Derby

1.2. Ward: Arboretum

1.3. Proposal:

Change of use from a six bedroom house in multiple occupation (Use Class C4 to a six bedroom, eight occupant house in multiple occupation (Sui Generis use)

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/20/00587/FUL>

The Site and Surroundings

The site comprises a traditional, mid-terraced dwelling, with a front bay and 2-storey rear outrigger. The application suggests that the property is currently in use as a 6-bed house in multiple occupation (HIMO), although it does not appear on the current HIMO Register. There has already been a loft conversion. The property is constructed of traditional brickwork and tiles. There is no off-street parking and the rear garden is enclosed by walls, with pedestrian access from St Chads Road.

The site is surrounded by terraced residential properties. Neither planning or the HIMO Register indicate that there are any other properties along Breedon Hill Road that are or have been in multiple use.

The Proposal

This proposal seeks permission for the conversion of this 6-bed HIMO to a “sui generis” large 6-bedroom (8 occupant) HIMO. Other than the provision of an external cycle store, no external works are proposed.

Various internal works are proposed to facilitate the conversion. The proposal would result in the following accommodation:

- Ground floor – 2 en-suite bedrooms (measuring 10-13 sqm) and communal kitchen/living area (17 sqm), with access to the rear garden.
- First Floor- 2 en-suite single bedrooms (10-12 sqm), and one en-suite double bedroom (17 sqm)
- Second floor- One en-suite double bedroom (17 sqm).

2. Relevant Planning History:

No previous planning applications. However, Building Regulations approval (ref: 19/05937/IND) was given in October 2019 for the conversion of the dwelling into a 6-bed HIMO. This conversion could have been carried out as “permitted development” and would not have required planning permission.

3. Publicity:

- 3 Neighbour Notification Letters
- Site Notice

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

4. Representations:

Cllr F. Hussain – *"I have been contacted by a number of constituents to express their concerns about [this] proposal. In general, the view is that Arboretum Ward is the most compact ward in the city with the highest number of HMOs. Any addition, would only add to the existing problems in terms parking and congestion. In addition, we need to keep a healthy balance between different tenures and population mix for longer term stability and viability of the area. In my view, that balance has already been disturbed to a certain extent. Arboretum Ward has twice as many, if not more, HMOs compared to any other ward in the city. If that balance gets too skewed, families may begin to consider leaving the area for lack of its suitability for Children".*

3 representations were received objecting to the proposal, mainly on the grounds of insufficient parking and the impact on the character of the area. Concerns were also raised about precedents being established.

A petition (signed by 20 residents) was also received. The covering letter states:

"The residents on Breedon Hill Road have been infuriated and extremely disturbed in light of the planning permission for 9 Breedon Hill Road to be converted into an eight occupant house in multiple occupation (Sui Generis use).

There are various reasons to the objection of this planning permission to be granted. In recent years, Breedon Hill Road has had an overcrowded parking area. We have compromised with residents living in nearby location who park on our Road. If planning permission is granted to the subject, residents on Breedon Hill Road will be forced to park elsewhere. We are law-abiding citizens who deserve to park our cars on the road we reside in.

Breedon Hill Road has had a calm and positive atmosphere for numerous years, including courteous neighbours and professional residents. We are extremely concerned that if this planning permission is granted, the positive norm of this road may well be diminished. It is not uncommon in nearby neighbourhoods to have overcrowded households, including students and citizens who are refugees. The chances for noise disruption, including late night partying, particularly in the garden is a serious concern that significantly impacts the residents on this Road.

The concern for violence, danger and criminal activity is a matter that we feel should be seriously considered in this decision. There has been an increasing level of gang violence and drugs in nearby locations. Crime Statistics demonstrate an increased amount of crime in nearby neighbourhoods in anti-social behaviour, bicycle theft, burglary, robbery, violent and sexual offences, etc. We feel if this planning permission is granted for 9 Breedon Hill Road, we may not be as safe, which will inevitably force residents to relocate to a safer neighbourhood.

Committee Report Item No: 1

Application No: 20/00587/FUL

Type: Full Application

Furthermore, to our understanding, The Derby City Council has received a planning permission application. However, liaising with various nearby residents, it has come to the understanding that the conversion of rooms into an 'eight occupant house in multiple occupation (Sui Generis use) has already been completed. Although we are thankful and grateful to be able to have a voice in this matter, we are perplexed as to our understanding; the conversion of rooms has already been completed.

We trust The Derby City Council to investigate this matter and make an informed decision in the best interests of the residents who reside on Breedon Hill Road, Derby”.

5. Consultations:

5.1. DCC – Highways

Observations:

These observations are primarily made on the basis of details shown on submitted application plans “19088-P-001” and “19088-P-102”.

Breedon Hill Road is within an area of high historic parking demand, with very few residents having access to off-street parking.

Nevertheless; Breedon Hill Road is also within a sustainable location; with residents having easy access to local shops and local bus services; and I note that the applicant proposes cycle parking to the rear in an effort to further encourage trips by sustainable means.

As stated; the proposals are to permit an additional two occupants to the existing House in Multiple Occupation.

Para 109 of the National Planning Framework Policy 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.”

The Highway Authority is of the view that an additional two occupants would not 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 “19088-P-001” has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

Committee Report Item No: 1

Application No: 20/00587/FUL

Type: Full Application

5.2. DCC – Housing Standards

Thank you consulting Housing Standards regarding the above application and I can confirm that we have no objection to the proposals.

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

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/amenities-and-space-guidance-for-hmos-2018.pdf>

Regard shall also be had to the LACoRS Fire Safety Guide, which Housing Standards refer to as best practice regarding fire safety precautions in rented property:

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/LACORS%20Housing%20Safety%20Guide.pdf>

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-tradingstandards/environmental-health/housing-standards/houses-in-multiple-occupation/>

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 Place making Principles
- CP4 Character and Context
- CP6 Housing Delivery
- CP23 Delivering a Sustainable Transport Network

Saved CDLPR Policies

- GD5 Amenity
- H13 Residential Development – General Criteria
- H14 Re-use of Underused Buildings

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

<http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy ADOPTED DEC%202016 V3 WEB.pdf>

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

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

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

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

7. Officer Opinion:

Key Issues:

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

7.1. The Principle of development

7.2. High Quality living environment

7.3. Design/visual appearance

7.4. Impact on residential Amenity.

7.5. Highways/Parking

7.6. Impact on the character of the surrounding area

7.1 The Principle of the Development

NPPF 2019 states that the Government's objective is to significantly boost the supply of homes, and that a sufficient amount and variety of land should come forward to address the needs of groups with specific housing needs.

The application site is not allocated for any particular use in the Core Strategy. However, Policy CP6 states that the Council will continue to encourage the re-use of under-utilised or vacant properties for residential uses. Saved Local Plan Policy H14 states that the Council will support the re-use of underused buildings, throughout the City, for residential purposes including proposals for intensifying existing residential uses. Saved Local Plan Policy H13, which requires proposals to have a quality living environment, specifically refers to Use Classes C1, C2, C3 and hostels but can, by extension, be considered as guidance for other residential uses such as HIMO's.

The proposal comprises the conversion of the former dwelling, which is already operating lawfully as a 6-person HIMO, to create an 8-person HIMO, utilising the two largest rooms as en-suite double bedrooms.

The proposal will increase the variety and amount of housing delivery in accordance with Core Strategy policy CP6. There are no planning policy objections to the proposal. Subject to an assessment of the quality of the proposed living environment (as required by Local Plan Policy H13) and the effect that the intensification of use may have on the amenity of the surrounding area (as required by Policy GD5), the proposal is considered to be acceptable in principle.

7.2 High quality living environment

The proposed conversion shows six bedrooms, the two largest being doubles, all with an en-suite. The 17 sqm kitchen/living room would provide satisfactory communal facilities and access to the rear garden. There is a rear garden would have an adequate amount of outside amenity space and space for cycle storage, which can be accessed from St Chads Road. All the bedrooms have full windows and achieve the required minimum size standard and no objections have been raised by Housing Standards. It is considered that the proposed conversion will provide an appropriate standard of living accommodation.

7.3 Design/Visual appearance

No external alterations are proposed, such that the proposal would not have an adverse impact on the visual amenities of the surrounding area.

7.4 Impact on residential Amenity.

The most likely noise nuisance would come from the communal kitchen/living area on the ground floor. This is in the existing outrigger and would not adjoin any bedrooms, thereby having less impact on the adjoining neighbours. Overall, that it is considered that the proposed residential use would not have any overriding adverse impact on residential amenity.

The proposed intensification of use, from a 6-person to an 8-person HIMO must be considered. The site is located within a dense urban area and the dwelling is already operating lawfully as a 6-person HIMO under permitted development rights. It is considered that two additional persons would not have any overriding additional impact on neighbour's amenities.

7.5 Highways/Parking

The proposed development would have no additional on-site car parking. However, the site is located in an accessible and sustainable location, 600m walking distance from the District Centre and very close to public transport routes along St Chads Road.

It is acknowledged that existing on-street parking availability is at a premium. However, in the absence of off-street parking, no resident has an entitlement to park on the highway, let alone directly outside their property.

The Highway Authority raise no objections and have stated that it would be difficult to argue that two additional residents would lead to a severe impact upon the adjacent highway network, or would lead to 'unacceptable impacts' to highway safety.

7.6 Impact on the character of the surrounding area

A significant number of objectors have raised concerns that the proposed multiple occupancy development would create problems relating to parking, overcrowding and potential anti-social behaviour. The objectors consider that these problems cumulatively would have a detrimental impact on the character of the surrounding area.

Regarding the intensification of use of the property and the impact of this extended HIMO on the character of the surrounding area, Planning Control Committee have recently refused several similar applications for proposed HIMOs, particularly in the Arboretum Ward. Most recently an application at Leacroft Road (ref: 20/00478) was refused for the following reasons:

“In the opinion of the Local Planning Authority the proposed change of use of the dwelling to a 7 bedroom House in Multiple Occupation (Sui Generis) would create, by virtue of the resulting intensification of the residential use, an unacceptable form of development that would be; injurious to the residential amenities enjoyed by neighbouring residents; detrimental to the character of the street; by reason of the required additional on street parking to serve future residents, which could not be safely accommodated within the already congested on-street parking levels on the highway and would result in a poor living environment for the occupants by reason of cramped layout of bedrooms. For these reasons the proposal is contrary to saved policies GD5 and H13 of the adopted City of Derby Local Plan Review and the overarching guidance in the NPPF which seeks to protect the amenities of those affected by the development of land and buildings”.

Members must be aware that each application must be considered on its own merits and in this instance; a critical consideration is that the property is already in use, lawfully, as a 6-person HIMO. The principle of multiple occupation is, therefore, already established.

As such, any judgement on the impact on the character of the area must be confined to how much extra impact two additional occupiers would make.

If significant evidence is not put forward to justify a refusal on the grounds of the detrimental impact on the wider character of the area, any subsequent appeal is likely to be successful.

Overall, therefore, it is considered that the proposal would not represent a substantial change to the character of the property and that a refusal is unlikely to be sustained on appeal.

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. The proposal meets all the Council's housing standards, regarding room sizes. A satisfactory quality of living accommodation is proposed. The proposal would not cause any overriding adverse impact on highway and neighbour amenity. Consequently, the proposal is considered to be in compliance with key Core Strategy Policies CP6 and CP23, and Saved Local Plan Policy H13.

8.3. Conditions and Reasons:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

Reason: For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used as an 8-person House In Multiple Occupation and for no other purpose. Only the second floor and first floor front bedroom shall be used as dual occupancy.

Reason: This use only is permitted and other uses or a more intensive use, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 may not be acceptable to the Local Planning Authority in this location because of the potential impact on the amenities of the surrounding area, and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

4. No part of the 8-person House In Multiple Occupation, hereby permitted, shall be brought into use until the cycle parking layout as indicated on drawing "19088-P-001" has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel, to ensure the provision and availability of adequate cycle parking 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:

1. The applicant is advised that the use must comply with Derby City Council's space and amenity standards for HMOs:

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/amenities-and-space-guidance-for-hmos-2018.pdf>

Committee Report Item No: 1

Application No: 20/00587/FUL

Type: Full Application

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2. Regard shall also be had to the LACoRS Fire Safety Guide, which Housing Standards refer to as best practice regarding fire safety precautions in rented property:

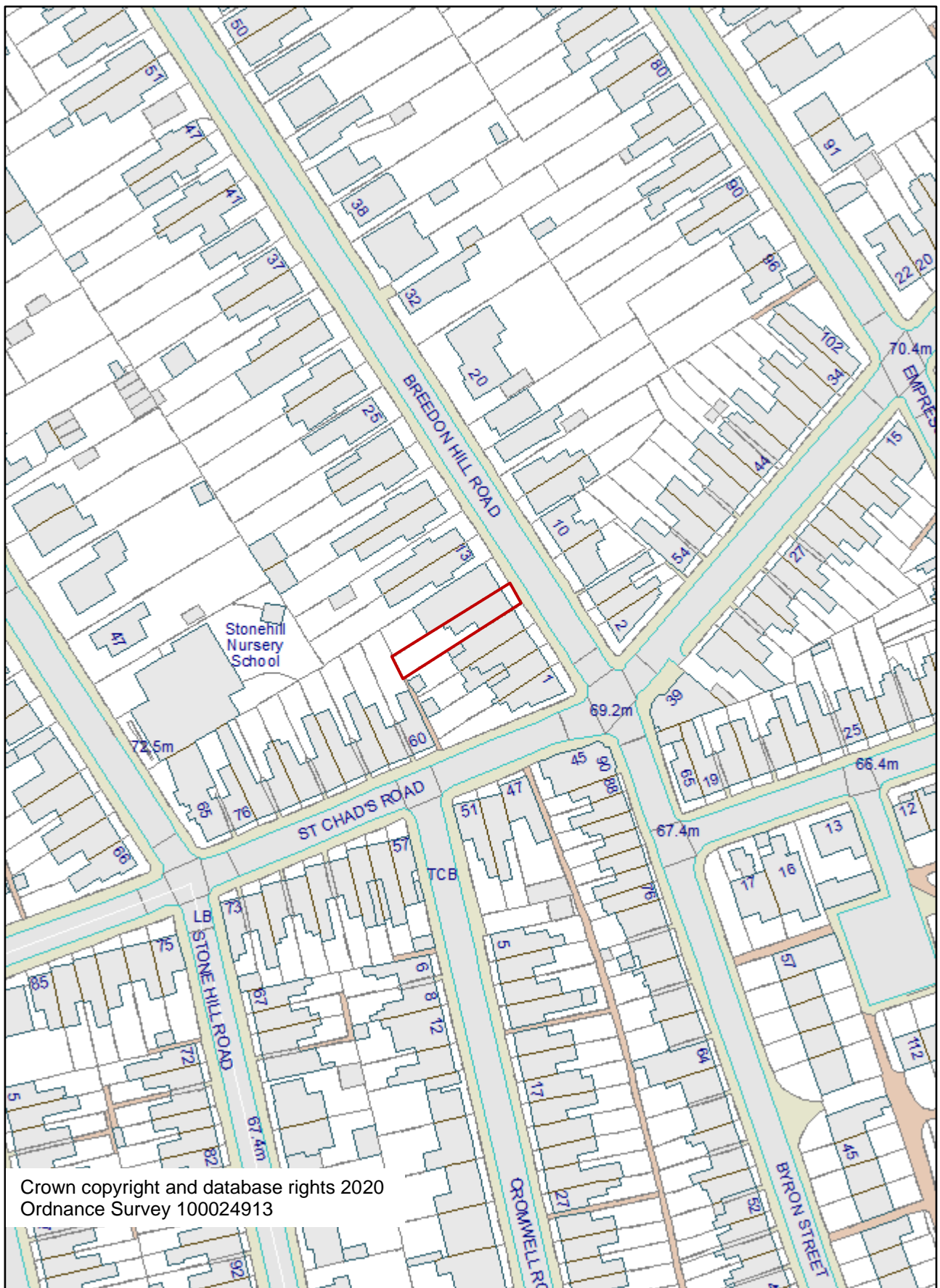
<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/LACORS%20Housing%20Safety%20Guide.pdf>

3. 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-tradingstandards/environmental-health/housing-standards/houses-in-multiple-occupation/>

8.1. Application timescale:

The 8-week determination period expired on 25 July 2020. This application was referred to Planning Committee due to a call-in request by Cllr F Hussain. An Extension of Time has been requested.



1. Application Details

1.1. Address: Uttoxeter Old Road, land between Slack Lane and Etwall Street, Derby

1.2. Ward: Mackworth

1.3. Proposal:

Erection of twelve apartments in a four-storey building for student accommodation (Sui Generis use)

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/20/00299/FUL>

Site and Surroundings

This brownfield site fronts Uttoxeter Old Road on the corners of Etwall Street and Slack Lane. The site slopes up from north to south, with the land to Slack Lane approx. 0.8m higher than the land to Etwall Street. Across the site, east to west, is generally level.

The site was redeveloped in the early 1960's for commercial uses and remained until it was demolished, leaving just a concrete slab on site. The only other site feature is a derelict advert hoarding on the corner of Slack Lane. The site is accessed from both Etwall Street and Slack Lane.

To the north of the site, there are 2-storey traditional terraced dwellings on Etwall Street. On the opposite side of Uttoxeter Old Road is a tool hire store. To the south of Slack Lane is a builder's yard. To the west of the site are office units, formerly Quarndon Electronics, which are currently vacant and have planning permission for conversion into residential units.

The Proposal

This Full Planning Application seeks permission to create a purpose built student accommodation block of 12 cluster flats set over four floors, with 59 rooms in total. The proposed design maximises the site potential by offering a triple fronted elevation.

The proposed main entrance would be located on Uttoxeter Old Road, with a feature elevation to Slack Lane and car parking located off Etwall Street. The design uses curved corners and mansard roofing. Materials comprise red brick and standing seam metal cladding. Secure cycle and bin storage are provided.

Off-street car parking is located off of Etwall Street, providing five bays and a single disabled space. The proposal offers electrical charge points to each parking space

Along Uttoxeter Old Road, the development is generally set 1m from the boundary with a 1.1m high wall to address the level changes and allowing for low level planting in areas. The elevation to Etwall Street is set back a minimum of 1m, this increases to over 5m where the proposed car parking spaces are situated. From Slack Lane, the development is set in around 1m, and to the eastern boundary, the building is set 1.5m off the boundary to allow for secure side access to the rear of the property, where there would be a 12 space green roofed cycle store.

The proposal intends to provide a sustainable approach to its surface water drainage, using a mixture of permeable paving, water attenuation crates below the hard landscaped areas and a green roof to the cycle store.

The whole 4-floor development would have 59 rooms within 12 cluster flats. The flats on the upper floors have a total of fifteen bedrooms within three flats. Flats on the road corners would have curved balconies. Whilst elsewhere, Juliet balconies are proposed. The typical size of each double-sized room would be 12sqm. The majority have en-suite facilities.

For the elevations, a simple design is proposed, with red facing brickwork, UPVC Black Double Glazed Casement windows, feature horizontal stepped brick banding. Over the windows there is also a feature black steel lintel beam, to contrast against the red facing brickwork. On the proposed Uttroter Old Road front elevation, a black once-weathered concrete coping cap to the top of the flat roof parapet walls is proposed. The balconies will have a black painted industrial metal balustrade. The curtain walling to the principal entrance will be finished with a black powder-coated aluminium curtain wall system. To increase privacy, the glazing at ground floor level will be obscurely glazed at three quarters height.

Soft landscaping is proposed to areas of the front elevation, behind a 1.1m high brick retaining wall, to provide a visual break and establish the boundary between the highway and the proposed development site.

The application is supported by a Design & Access Statement, Noise Survey Report, Transport Statement and a Phase 1 Geo-environmental Assessment.

The Design & Access Statement

The DAS concludes: The application proposal seeks to develop an existing brownfield site, within a sustainable location that was previously developed. The proposed scheme has been carefully developed in response to the local context and the constraints and opportunities presented by the site. It seeks to address the growing need for purpose-built student accommodation, whilst not detracting from family homes.

The final proposals are the result of a detailed design process that responds to the context and pre-application advice. The application seeks to develop an existing brownfield site, which is currently vacant and is located within a highly sustainable urban location. The size and nature of the proposed development helps to meet a growing need and will establish a feature on the corner of a main road that is currently under-utilised.

The design approach including the choice of materials and glazing style is sympathetic to the surrounding area. The scale and massing looks to eliminate any overbearing of the existing properties and the layouts of the apartments have been designed to maximise desirable outlook and eliminate overlooking with the use of carefully positioned windows.

The scheme will enhance the appearance of the existing site and bring new accommodation to the area in line with the Local Authority's development aspirations, providing a diverse mix of housing in the area and community. Creating purpose-built accommodation will free up local housing, returning them to family occupation. There

are no other issues that have been identified that are material to the determination of the planning application.

Transport Statement

The summary states: The report demonstrates that there are ample opportunities for sustainable travel in terms of pedestrian, cycle and public transport users. The proposed development would lead to a moderate increase in the number of pedestrian movements and a negligible increase in cyclist and public transport user movements. These movements should be satisfactorily accommodated on the existing infrastructure.

This assessment clearly demonstrates that the proposed development should not raise any highway related concerns with regard to additional traffic on the network. It could also achieve safe and suitable access for all users and would be within a sustainable location. It is therefore considered that the proposed development would comply with current planning policy and best practice design guidance contained in Paragraphs 108 and 109 of the NPPF. Hence, the Highway Authority should be in a position to support future planning application.

2. Relevant Planning History:

No recent planning applications

3. Publicity:

- 3 Neighbour Notification Letters
- Site Notice
- Statutory Press Advert (major development)

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

4. Representations:

Cllr Adrian Pegg stated: *"I would like to register my objection to the above planning application. I am concerned with the height of the proposed building and that residents on Etwall Street will be overlooked. I am also concerned about the impact the proposed number of occupants of the flats will have on the surrounding area especially parking. If officers are minded to approve the plans I would like them put before the full planning committee for their consideration".*

In response to information provided by the Case Officer, Cllr Adrian Pegg stated: *"I hope you appreciate I have to represent residents and that many in the surrounding streets feel that over the years there concerns have been ignored by planners. That said, whilst I agree that the site is suited to accommodation (personally I would have preferred this site and the Quarndon Electronics site to be combined for housing), we need to ensure that residents are listened to and their concerns taken on board. I know the area in question very well, having lived in the ward for over 50 years and my first employment being at Quarndon Electronics, so I appreciate residents'*

concerns. There is already an issue with parking on Etwall Street and Findern Street. There are concerns that this development, with so few car parking spaces, will exacerbate the situation. With 59 bedrooms and the potential of 59 plus cars and on top of that visitors cars, where would they all park? Drawing on your analogy of Vernon Gate (a non-residential development) and St James Close, both these developments have ample car parking. Furthermore, it is my understanding that St. James Close is a general residential development, not for the sole use of students. I am more than happy to work with you to ensure the development is satisfactory for all concerned, and thus negating the need to inconvenience the planning committee. I hope we can arrive at compromise with the inclusion of some mitigating measures”.

Three representations have been received from local residents. One resident gives a rigorous appraisal of the submitted Design & Access Statement and the submitted Phase I Geo-environmental Assessment (the resident clarifies that the site was owned and operated by Mackworth Dairies, from the mid-1960s to the early-1990s). Full details of the representations can be found on-line.

The residents object on the following grounds:

- Concern over lack of publicity and request that determination should be delayed until after the Covid-19 pandemic has passed.
- The proposed student rental accommodation will be out of character and overwhelm the surrounding traditional family residential area.
- The height of the proposed block would be over dominant and out of character with the surrounding terraced housing.
- Proposal will overshadow neighbouring houses.
- Insufficient car parking will exacerbate existing road congestion.
- The provisions for waste management and recycling are insufficient and unrealistic.
- The development will eventually lead to an increase in vehicle traffic and air pollution, noise and anti-social behaviour
- The proposal will set an unacceptable precedent for a similar high development on the Quarndon Electronics site.
- Alleged that there is no credible evidence that this type of development releases other properties/homes for use by families.
- There is no apparent benefit from this development for local residents, which will result in a reduced quality of life in an area that already has significant numbers of rental properties and Houses of Multiple Occupation, occupied by students and asylum seekers.

5. Consultations:

5.1. DCC Transport Planning

Introduction

- 1.1 The application proposes the erection of 12 student apartments on the land between Slack Lane, Etwall Street and Uttoxeter Old Road. The 12 apartments will provide accommodation for 59 students.
- 1.2 The following comments are written in response to the submitted transport statement.
- 1.3 Pre-application advice has been provided in relation to this application. This advice clearly stated that the submission of a transport statement and travel plan was required. The application is currently supported by a transport statement.

Access arrangements

- 2.1 The site is situated on the land next to Slack Lane at its junction with Uttoxeter Old Road. The vehicular access and proposed parking spaces are to be accessed from Etwall Road.
- 2.2 The accommodation is approximately a 15 minute walk from the Markeaton Street campus and a 30 minute walk from the Kedleston Road campus and a 10-15 minute walk to the city centre. The accommodation is approximately 10 minute cycle ride from the main Kedleston Road campus.
- 2.3 The development would be served directly by the number 8 Arriva service which links Mackworth and the city centre via Slack Lane. Ashbourne Road and Uttoxeter New road also form key transport corridors which have regular services into the city centre. Students would also be able to catch the free student transfer bus which is believed to offer services between the City centre and two campuses.
- 2.4 Given the location of the site and the proximity of the key sites that the occupants are likely to travel to and from, the site has a strong opportunity to make use of sustainable travel.

Parking

- 3.1 The transport statement states that the parking provision will be for use on "moving days" at the start and end of term in bookable time slots.
- 3.2 Section 3.2.3 of the transport statement highlights that the parking would only be available during term time on a booking system through which residents can book parking for a temporary period. During term time the main use of the car park would be for service and maintenance vehicles. A carpark management plan has been appended to the transport statement. However, the management plan only details what action will be taken if the spaces are used without authorisation.
- 3.3 The proposals include 16 cycle parking spaces and which is noted to be in marginally short of DCC's pre application comments of 30-50%. Given the walking distances and the lack of a direct bus service to the campus, support of

walking and cycling is important. It is recommended that the cycle provision accommodates spaces for at least 50% of the future residents. Any cycle parking should be covered and secure.

Trip generation and highway impact

- 4.1 The estimated trip generation for the site has been calculated using the TRICS database of transport surveys. The analysis has only utilised a single survey site to estimate the potential trip rate of the proposed development. The usual approach is to obtain as many sites as possible within a given criteria in order to gain a representative sample that is less likely to be disrupted by the variable characteristics and each survey site.
- 4.2 However, in analysing the TRICS data for edge of town centre and suburban student accommodation it can be seen that the selected site is representative of the 85th percentile trip generation for a student accommodation block of the proposed development.
- 4.3 Due to the low trip generation of the site it is unlikely that the development will lead to an unacceptable impact on the highway network.
- 4.4 This potential impact of this development may be felt on the local residential roads around the development site. There are currently no parking restrictions on Slack Lane, Etwall Street, Findern Street and Granville Street. The transport statement has noted that the car parking provision for the site will be managed and visitors will have to pay for a temporary pass. This management of spaces would control the parking provided with the development but it would provide no deterrent for those who would wish to bring private vehicles and park them on local roads. Parking on streets like those around this development is always limited and an increase in the demand and lead to an increase in inappropriate and unsafe parking.
- 4.5 This raises the importance of the Travel Plan document, which in this case has not been submitted. The Travel Plan should set out measures to support travel by sustainable means and the reduction of the reliance on the use of private vehicles. As such, a frame work travel plan is required in order to understand how the development will promote sustainable travel and manage to potential of students parking on residential roads. A full travel plan will be conditioned with any approval to be submitted once surveys have been conducted post occupation.

Conclusion

- 5.1 The application received pre-application advice which clearly stated a Travel Plan was required. The submission of a framework travel plan is required in order to promote sustainable travel from the site and reduce the potential impact on local residents.
- 5.2 The development is located within a sustainable distance to both the university campuses and city centre and therefore opportunities for sustainable travel should be maximised.

Committee Report Item No: 2

Application No: 20/00299/FUL

Type: Full Application

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- 5.3 The estimated number of vehicle trips generated by student accommodation is likely to be low. As a result, it is anticipated that there will not be a severe impact on the highway network as a result of the application.
- 5.4 The applicant is correct in identifying the peak trip generation as the start and end of term when students move in and out of residences. It is welcomed that the car park management plan has identified a means of alleviating the pressure off the local road network at these times.

5.2. DCC Highways Development Control:

Recommendation:

The Highway Authority has No Objections to the proposals, subject to conditions.

Observations:

The attention of the Local Planning Authority is drawn to the observations of my Transport Planning Colleague dated 24/03/2020.

These observations are supplemental to those, and are primarily based upon details shown on submitted application plan "002 Rev F".

The site has been the subject of pre-application advice; and (as has been established) is within sustainable location.

The proposals will result in 59 bedrooms, with 6 off-road parking spaces

The Uttoxeter Old Road 'frontage' to the site is subject to a "no waiting at any time" (double yellow lines) parking restriction, this extends into the junction radii of Slack Lane and Etwall Street. Slack Lane and Etwall Street are not subject to any other restrictions.

The site appears to generally fall to the north (to Etwall Street), The detailed plan shows that in general, Highway Authority advice has been followed, with the exception of the level of cycle parking proposed and the provision of a Travel Plan in respect of the proposed development. In the case of the former, there is space to the rear of the development for additional to be provided should the need arise, and in the case of the latter, this can be dealt with by condition.

The site has an existing access off Etwall Street; which it is proposed to use in part for the vehicular access. This vehicular access should be raised and reinstated as a dropped footway crossing.

Further, the condition of the footways (in particular along Etwall Street) is poor, and given the works which are likely to take place involving utility connections and reinstatements, the Highway Authority is minded to require that the footways in such areas to fully reinstated as part of any works; this would be dealt with by the appropriate highway works agreement.

Recommendation:

The Highway Authority has No Objections to the proposals, subject to the following suggested conditions:-

Condition 1: 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

Committee Report Item No: 2

Application No: 20/00299/FUL

Type: Full Application

accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

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

Condition 2: No part of the development hereby permitted shall be brought into use until the access parking areas are constructed with provision to prevent the discharge of surface water from the site to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing a danger to highway users

Condition 3: No part of the development hereby permitted shall be brought into use until the parking areas are provided, with the parking areas clearly defined in accordance with the approved plan. The parking areas shall not be used for any purpose other than parking of vehicles

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

Condition 4: No part of the development hereby permitted shall be brought into use until the on-site scheme to provide for electric vehicle charging, as shown on the approved plan, has been implemented to the satisfaction of the Local Planning Authority. The charging provision shall thereafter be retained for the life of the development

Condition 5: No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on the approved drawing has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Condition 6: No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority.

Reason: To promote sustainable travel.

Notes to Applicant

N1. The development makes it necessary to construct a new vehicular crossing over a footway of the public highway and to carry out works within the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact StreetPride at Derby City Council to arrange for these works to be carried out. Contact maintenance.highways@derby.gov.uk tel 03332 006981

N2. No part of the proposed retaining wall or its foundations, fixtures and fittings shall project forward of the highway boundary.

N3. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

N4. Advice regarding travel plans can be obtained from the Travel Plans Officer: Kerrie Jarvis; kerrie.jarvis@derby.gov.uk

N5. The consent granted will result in the construction of a new building which needs naming and numbering. To ensure that the new address is 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, location in relation to existing land and property, and the placement of front doors or primary means of access.

5.3. DCC Environmental Protection – Contaminated Land

I have reviewed the application information and I would offer the following comments in relation to Contaminated Land implications for the development as follows.

1. The scheme proposes to introduce sensitive receptors (i.e. the occupants of dwellings) onto a site which was formerly used as an electrical manufacturers. Contamination risks are therefore a material consideration under the application determination process.
2. I note the submission of a Phase I Geo-environmental Assessment with the application (Ivy House Environmental Ltd, Ref: IV.459.19, Dated: February 2020).

I can comment on the report as follows.

3. Please note that the following comments do not seek to interpret or discuss the suitability, or otherwise, of any of the geotechnical aspects of the site investigation, other than in a land contamination context.
4. All comments relate to human health risks. I would refer you to the Environment Agency for their comments on any conclusions made in the report surrounding risks that may exist to controlled waters, since the Local Authority cannot comment on these aspects.

Phase I Geo-environmental Assessment

5. The report is thorough and identifies the main potential sources of contamination on site.
6. A Conceptual Site Model has been prepared which broadly identifies the main sources pathways and receptors.
7. Ground gas risks have not been identified as a potential source however. Bearing in mind the industrial history of the site and the potential for significant made ground to exist on site, ground gas risks should be considered.

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8. The report recommends further intrusive investigations prior to development of the site under the proposed scheme. This is agreed as necessary to ensure safe development of the site.

Conclusions and Recommendations

9. As recommended by the submitted Phase I Assessment, intrusive ground investigations will be necessary in order to ensure that the site is assessed and remediated in terms of contamination risks to future occupiers.
10. Whilst not identified within the submitted Phase I Report, a ground gas risk assessment will also be necessary.
11. Consequently, should consent be granted, I would strongly recommend that the following conditions are attached to the consent:
- Where the submitted Phase I desktop study has identified potential contamination, a Phase II intrusive site investigation shall be carried out to determine the levels of contaminants on site. Site investigations will also need to consider risks from ground gases. A risk assessment will then be required to determine the potential risk to end users and other receptors. Consideration should also be given to the possible effects of any contaminants on groundwater.
 - A detailed report of the investigation will be required for submission to the Council for written approval prior to commencement of the development.
 - In those cases where the agreed investigation report confirms that contamination exists, a remediation method statement will be required for approval by the LPA prior to commencement of the development.
 - All of the respective elements of the agreed remediation proposals will need to be suitably validated and a validation report shall be submitted to and approved by Derby City Council, prior to the development being occupied.

I have no other comments to make on the application regarding contaminated land at this time.

5.4. DCC Environmental Protection - Noise:

Context

A noise impact assessment report has been submitted in support of the above Application.

Document (s) submitted for review: Nova Acoustics Noise Impact Assessment of a Residential Development Report ref 4316DC dated: 08/04/2020

Summary of comments

Whilst the proposed development is affected by nearby commercial daytime operations to some extent, the dominant cause of noise is local road traffic. An assessment against BS8233 and related guidance is therefore considered suitable and sufficient. If unmitigated this would result in likely significant noise effects on those living inside at night. The report proposes a number of reasonable and readily available design options for noise mitigation to avoid such effects, recognising that for some apartments some form of alternative ventilation would be required.

The use of the term 'unacceptable' is however misleading in the context of such a report as this would imply the development was inappropriate because the existing noise levels were so high that despite implementation of all reasonable measures significantly adverse noise effects would still be likely.

Conclusion

The noise report submitted is considered sufficient to determine that this site is suitable for sui generis residential development from a noise perspective taking into account the mitigation measures recommended.

In reaching this conclusion the absence of any likely leisure or entertainment noise has been taken into consideration along with the absence of any structure borne noise regardless of type. However to mitigate sufficiently the existing noise affecting the proposed development, predominantly road traffic, would require a high standard of noise mitigation with suitable arrangements for ventilation and temperature control.

Recommendation

It is recommended that no objection be made to the Application on noise grounds, subject to a suitable Condition as follows:

'Prior to first occupation an environmental noise test report shall be submitted for acceptance in writing by the Local Planning Authority. This report shall demonstrate that significant noise effects on occupants of the proposed development have been avoided and that all reasonable measures have been taken to achieve the following internal ambient noise levels in any unoccupied habitable space whilst maintaining an adequate standard of whole dwelling ventilation and temperature control:

- LAeq, 16hr (0700-2300) of 35 dB
- LAeq, 8hr (2300-0700) of 30 dB
- 11th highest LAFMax (2300-0700) of 45 dB (using 1 minute measurement intervals)

Measured LAeq internal ambient noise levels shall have an acoustic character adjustment added, following the BS 4142 2014 standard methodology, before comparison with the corresponding targets.

The installed glazing and ventilation systems shall be retained and maintained at all times thereafter to ensure that this level of performance continues to be achieved'

I have no other comments to make on the application regarding noise at this time.

5.5. DCC – Housing Standards

Thank you for consulting us on the above application and I can confirm we have no objection to the proposals.

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

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/amenities-and-space-guidance-for-hmos-2018.pdf>

If an HMO property is occupied by 5 or more persons it may require a mandatory HMO licence:

<https://www.derby.gov.uk/environmental-health-licensing-trading-standards/environmental-health/housing-standards/houses-in-multiple-occupation/>

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.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/LACORS%20Housing%20Fire%20Safety%20Guide.pdf>

5.6. DCC – Land Drainage:

The site is located within flood zone 1 according to the Environment Agency Flood Maps but Flood Zone 1 (low risk) and the Council's SFRA.

The development is therefore appropriate from a flood risk perspective. However the development would only be acceptable if it was provided with a suitable sustainable drainage system because not doing so may lead to additional surface water flood risk and/or the introduction of vulnerable property.

No drainage information has been submitted, and therefore for the reasons stated above we will need to see and approve a sustainable drainage scheme for the development site prior to the commencement of construction works.

As such, I would therefore recommend the following condition is placed on any consent to secure the required drainage standard:

- 1) No development shall take place until a surface water drainage scheme has been submitted and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall include, as far as reasonably practicable:-
 - A sustainable drainage solution,
 - Proposals to comply with the recommendations of the Non-statutory technical standards for sustainable drainage systems (March 2015) and The SuDS Manual (CIRIA C753),
 - Restriction of surface water runoff from the whole site to maximum 5 litres per second,
 - Provision of appropriate levels of surface water treatment defined in Chapter 26 of The SuDS Manual (Ciria C753) or similar approved.
 - Appropriate ability to maintain the system in a safe and practical manner and a securely funded maintenance arrangement for the life of the development.

Reason: To comply with the NPPF, Planning Practice Guidance for Flood Risk and Coastal Change and Core Policy CP2. In order to minimise the likelihood of drainage system exceedance and consequent flood risk off site and to ensure reasonable provision for drainage maintenance is given in the development.

5.7. Derbyshire County Council Archaeologist:

The proposal site is within an area of the city that was not substantially developed until the early 20th century, and is not therefore within an area of early settlement.

The site does however lie immediately adjacent to the postulated course of the Ryknield Street Roman road running in a north-easterly direction towards the Roman fort at Little Chester (Derbyshire HER MDR10207 and MDR4600). Nun's Street and Uttoxeter Old Road seem to preserve part of this alignment, and fragments of road surface are reported from development work in various locations along Nun's Street (about 500m further north).

The current site has been developed, at least in its northern part, during the later 20th century, although the southern part appears relatively little disturbed. There is consequently potential for the proposed development to impact remains of the Roman road, and associated activity.

This should be addressed by planning conditions in line with NPPF para 199 to enable any archaeological remains to be identified and recorded. The archaeological work should comprise (either) monitoring of the development groundworks, or trial trenching to establish potential followed by mitigatory work as appropriate.

The following conditions should therefore be attached to any planning consent:

a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

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
CP16	Green Infrastructure
CP19	Biodiversity
CP22	Higher and Further Education
CP23	Delivering a Sustainable Transport Network
MH1	Making it Happen

Saved CDLPR Policies

GD5	Amenity
E24	Community Safety
T10	Access for Disabled People

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

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf

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

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

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

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

7. Officer Opinion:

Key Issues:

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

- 7.1. The principle of the development**
- 7.2. Student Residential Uses and Housing Supply**
- 7.3. Sustainability**
- 7.4. Design and visual appearance**
- 7.5. Highways, access, parking**
- 7.6. Impact on residential amenities**
- 7.7. Other technical issues**
- 7.8. Developer Contributions**

7.1. The Principle of the Development

National policy is set out in the National Planning Policy Framework (NPPF) and is relevant to this application. The NPPF was updated most recently in February 2019. The principles of sustainable development set out in the original NPPF are retained but new policy requirements are included in the new versions. The new NPPF seeks to optimise development density in sustainable locations, introduces a new Housing Delivery Test to ensure that housing needs are being met and emphasises the need to make effective use of land and to seek to use brownfield land for residential uses.

It is relevant that in the Derby Housing Market Area (HMA), Derby City is unable to meet its housing need within its administrative boundaries and under the Duty to Co-operate the three Local Planning Authorities have agreed that some 5,388 dwellings will need to be met in South Derbyshire and Amber Valley in the plan period to 2028. This approach was found 'sound' by the Inspectors examining the Derby City and South Derbyshire local plans and AVBC made no representations that this approach was unsound. Amber Valley's contribution to this unmet need, agreed through a signed statement of ongoing co-operation, is 2,375 and was taken into account in terms of the housing 'requirement' in the emerging local plan that AVBC had submitted for examination.

However, AVBC has recently withdrawn its emerging local plan, published an updated 5 year supply calculation claiming a 5.41 year supply based on the government's new 'standard method' which takes no account of the unmet need in Derby which it had agreed to meet by 2028.

Derby City Council has made representations to AVBC that the unmet need in Derby is a material consideration to which significant weight should be given when determining housing planning applications in Amber Valley. This is a material consideration to take into account in determining housing planning applications in Derby and would suggest that additional weight should be given to the benefit of boosting the supply of housing in Derby.

The site is not allocated for any specific purpose in the local plan and is unused and is at least partly brownfield in nature. It is in an area which has a mix of residential and commercial properties and the residential character is terraced housing. There is a commercial property adjacent on Etwall Street and the adjacent Quarndon Electronics building has an extant planning approval for change of use to residential here is a large commercial/industrial estate opposite the site on the other side of Slack Lane.

Generally, the site is considered to be sustainable. It is on a main road location with a public transport routes. It is within reasonable walking distance to the local centre at Rowditch and to Ashbourne Road where facilities and further transport options are available.

Government policy is to utilise land efficiently, especially to deliver new homes and so a high density scheme would seem an appropriate use of the land. It is considered that this would be an acceptable location for student living as the University District is a reasonably short distance away starting at Ashbourne Road. Therefore the principle of student residential uses on this land is considered to be acceptable.

7.2 Student Residential Uses and Housing Supply

Core Strategy Policy CP22 (Higher and Further Education) criterion (d) states that the Council will "support and encourage the development of new student accommodation, particularly where this could lead to the release of existing accommodation for family / market housing". The proposal falls within this type of development and indeed could facilitate the release of private rented accommodation.

Policy CP6 sets out the requirement that a minimum of 11,000 net new homes should be delivered in the city as a whole between 2011 and 2028. The city still has a requirement to provide around 750 new homes each year from 2020 to 2028 to meet this target. There is also a national planning policy requirement for the Council to maintain a 5 year supply of deliverable housing sites which is material.

The Planning Practice Guidance (housing supply and delivery) sets out that all student housing should be counted towards housing requirements. The Government's Housing Delivery Test Rule Book is helpful in determining the relevant numbers to be counted towards meeting housing targets. The Rule Book sets out that the Government will calculate the contribution to new dwellings provided by student accommodation at a ratio of 1:2.5. Given that the proposal is for 59 rooms I would suggest that the proposal could contribute 24 dwellings towards the housing supply. This is not an insignificant number given the Council's housing needs.

The Council's land supply includes a 'windfall allowance' and it is therefore expected that previously unidentified brownfield sites will come forward during the lifetime of the plan and contribute to meeting the housing target.

7.3 Sustainability

The Council has declared a Climate Emergency and it is important that steps are taken to mitigate and adapt for the impacts of the changing climate. Therefore careful

attention should be paid to the building's materials, uses and the methods of insulation and energy efficiency.

Core Strategy Policy CP2 (Climate Change) sets out a wide range of aspirations and requirements for consideration including the sustainable location of development, energy and water efficiency, sustainable design and construction, the use of renewable energy and drainage and flood mitigation.

The location is generally sustainable with good accessibility to local centres and to public transport routes. Although many residents will walk or cycle, given that the proposal includes 59 rooms there will inevitably be cars used by residents and visitors and for deliveries.

7.4. Design and visual appearance

The site is on a corner location has the potential to take a building of some height and prominence. However the residential properties nearby, particularly on Etwall Street are close and are two storey terraces. The building has been designed to ensure that it does not unduly affect the amenity or character of those terraced houses. The proposed parking area is on the frontage of Etwall Street and this would set the build form back and reduce massing impacts on Etwall Street.

A simple design is proposed for the elevations, with red facing brickwork and UPVC Black Double Glazed Casement windows. To the side of the windows would be feature horizontal stepped brick banding and a feature black-painted steel lintel beam over the windows to contrast against the red facing brickwork.

The proposed treatment includes a black, once-weathered concrete coping cap to the top of the flat roof parapet walls. The balconies will have a black painted industrial metal balustrade. The curtain walling to the principal entrance will be finished with a powder-coated aluminium curtain wall system, which is coloured in black to match the windows. Soft landscaping is proposed to areas of the front Elevation, which will provide a visual break and establish the boundary between the highway and the proposed development site. A portion of this elevation will feature a 1.1m high brick retaining wall which will provide fall protection and preventing passers-by from looking onto the development and the bedrooms that look onto the highway. Windows at ground floor level will be obscurely glazed at three quarters height. This offers a further element of privacy for all the flats.

This is an important site, fronting a main arterial route and clearly has need for a landmark building. The proposal will enhance the appearance of the existing derelict site. The site is situated in an area of mixed uses, with residential uses only on the north side. The streetscene view is already dominated by the former railway bridge to the south and mature trees to the east. The only visual relationship of any concern is that between the proposed development and the existing residential properties to the north. It is acknowledged that the proposed building would be higher than the surrounding dwellings. However, the degree of separation, the proposed staggered roof lines, the change in ground levels and the use of different materials for the upper floor are all factors which mitigate the visual dominance of the proposal. It must also be noted that there are similar scale buildings further down Uttoxeter Old Road at Vernon Gate and James Close (with 3-storeys and a pitched roof) and that it would

normally be expected that taller buildings would be located on the main road frontage rather than within the heart of traditional residential areas.

The design approach including the choice of materials and glazing style is sympathetic to the surrounding area. The scale and massing looks to eliminate any overbearing of the existing properties and the layouts of the apartments have been designed to maximise desirable outlook and eliminate overlooking with the use of carefully positioned windows. The benefits of bringing this site back into use and the additional housing delivery outweigh any minor concerns relating to the visual prominence of the proposal.

7.5 Access and Highway Issues

The Council's strategic transport planning officer advises that the development is located within a sustainable distance to both the university campuses and city centre and therefore opportunities for sustainable travel should be maximised. The estimated number of vehicle trips generated by student accommodation is likely to be low. The car park management plan has identified a means of alleviating the pressure off the local road network at the peak trip generation times of the start and end of term. As a result, it is anticipated that there will not be a severe impact on the highway network as a result of the application.

The applicant's attention was drawn to the concerns raised by residents and by Cllr Adrian Pegg, concerning the proposed lack of car parking. The applicants did not wish to amend their layout. The submitted Transport Statement concludes that, *"a total of 6 car parking spaces would be provided. This level of provision is in excess of the expected demand and should be suitable. In addition, the masterplan shows how a total of 17 cycle parking spaces could be delivered within the cycle storage area on-site"*.

The application site is considered to be sustainable and accessible. It is on a main road location with a public transport routes and within reasonable walking distance to the local centre at Rowditch and to Ashbourne Road, where facilities and further transport options are available.

The Highway Authority has no objections to the proposals, subject to the imposition of conditions. These will deal with matters including the provision of a dropped vehicular footway crossing, parking area provision and construction, provision of on-site electric vehicle charging and cycle parking and the approval of a Travel Plan. The Travel Plan shall promote travel by sustainable transport modes and shall include arrangements for monitoring of progress of the proposals.

7.6 Impact on Residential amenities

Concerns have been raised that the proposal will unacceptably impact on the character of the surrounding area. This is a site on a busy arterial road with commercial uses to the south and east (rather than one within the midst of a tight-knit, traditional residential area) such that it would be difficult to argue that its redevelopment for residential purposes would have a negative impact on the character of the surrounding area. It is considered that residential occupiers would be more in keeping with the character of the surrounding dwellings than the former

industrial use. Furthermore, the site is considered to be in a sustainable location, within easy access of amenities/public transport, such that Highways Officers have not raised any objections in respect of the principle of the use or of any technical matters.

Other concerns have been raised regarding potential overlooking and overshadowing of residents on Etwall Street. Where the proposed block faces the first terraced houses on Etwall Street, the block is set back from the frontage and there would be 16m of separation. This is 5m more than the existing terrace-to-terrace separation further down Etwall Street. Furthermore, any potential overlooking from the upper floors would be at a very oblique angle, such that any potential loss of privacy would be minimal.

It is inevitable that the proposed development will cause some overshadowing of the terraced houses immediately opposite the site, as they are directly to the north. As set out above, the proposed degree of separation is considered to be acceptable. Furthermore, the private amenity areas of the terraced houses are all to the rear, away from the development.

Overall, it is considered that the benefits of bringing this site back into use and the additional housing delivery outweigh any minor concerns relating to the impact of the proposal on residential amenities.

7.7 Other Technical Issues

Flood Risk/Drainage

The site is located within a low risk flood zone such that the development is appropriate from a flood risk perspective. However no drainage information has yet been submitted. The development must be provided with a suitable sustainable drainage system, otherwise it may lead to additional surface water flood risk. A condition is recommended to ensure the approval of a sustainable drainage scheme for the development site.

Land Contamination

A Phase 1 Geo-Env Report has been submitted. This recommends that intrusive ground investigations and a ground gas risk assessment will be necessary in order to ensure that the site is assessed and remediated in terms of contamination risks to future occupiers. A suitable condition is recommended.

Noise

A Noise Survey Report has been submitted and no objection has been raised to the proposal on noise grounds. However to mitigate sufficiently the existing predominantly road traffic noise affecting the proposed development, a high standard of noise mitigation is required, with suitable arrangements for ventilation and temperature control. A suitable condition is recommended.

Archaeology

The proposal site lies immediately adjacent to the postulated course of the Rykneld Street Roman road. There is potential for the proposed development to impact on remains of the Roman road, and associated activity. A suitable condition is recommended to enable any archaeological remains to be identified and recorded,

through the approval of an appropriate Written Scheme of Investigation for archaeological work.

7.8 Developer Contributions

The proposed 59 bed student accommodation scheme would meet the threshold for certain mitigation requirements which must be secured through a S106 agreement, in accordance with the Council's Planning Obligations Supplementary Planning Document (SPD) 2018.

If the development were to be restricted to students only then it is meeting a specific and specialised need and so the requirement to secure affordable housing is not considered to be relevant.

The Council would normally be seeking financial developer contributions towards:

- Amenity Green Space
- Major Open Space
- Sports facilities
- Transport

The applicants made submissions, including a financial appraisal, which concluded that the proposed development scheme without any Section 106 contributions is unviable. It was concluded that the scheme will produce a profit of 7.58% before any Section 106 contributions, despite the scheme showing a predicted profit considerably below the expected the return rate, the applicant is still willing to deliver the scheme but only on the basis there are no Section 106 requirements. These submissions were referred to the District Valuer for verification.

The District Valuer has prepared a Viability Report which concludes that the proposed student accommodation scheme is not viable, and has advised that a review mechanism should be applied to the Sec 106 agreement. The Sec 106 heads of terms have been revised, based on the District Valuer's advice, to make provision for overage and require a financial appraisal to be submitted at 90% occupation of the units. The applicant has agreed the Heads of Terms.

Given the non-viability of the proposed scheme and the ability to review the costs, it is considered that the proposal is currently acceptable without making any developer contributions. Particularly, the benefits of bringing this site back into use and the additional housing delivery outweigh any strict compliance with the Planning Obligations SPD.

7.9 Conclusions

The principle of residential uses in this location is acceptable. It is a previously used site in a sustainable location. The proposal can contribute to meeting housing needs and provide 24 dwellings towards the housing requirement. The proposal would also provide bespoke accommodation for students which provide an opportunity for private rented accommodation in the city to be used by other groups. Subject to the imposition of conditions, there are no highway objections or technical concerns.

Overall, it is considered that the benefits of bringing this site back into use and the additional housing delivery outweigh any minor concerns relating to the impact of the proposal on visual or residential amenities. Given the non-viability of the proposed scheme and the ability to review the costs, it is considered that the proposal is currently acceptable without making any developer contributions. Consequently, the proposal is considered to be in compliance with Core Strategy policies CP1, CP2, CP3, CP4, CP6, CP16, CP19, CP22, CP23 and MH1; and with saved Local Plan policies GD5, E24 and T10.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

- A. To authorise** the Director of Strategy Partnerships, Planning and Streetpride to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Governance to enter into such an agreement.
- B. To authorise** the Director of Strategy Partnerships, Planning and Streetpride to **grant permission, subject to the conditions listed below**, upon conclusion of the above Section 106 Agreement.
- C.** If the applicant fails to sign the Section 106 Agreement by the expiry of the 13 week target period (10/12/2020) consideration be given, in consultation with the Chair, **to refuse** permission.

8.2. Summary of reasons:

The principle of residential uses in this location is acceptable. It is a previously used site in a sustainable location. The proposal can contribute to meeting housing needs and provide 24 dwellings towards the housing requirement. The proposal would also provide bespoke accommodation for students which provides an opportunity for private rented accommodation in the city to be used by other groups. Subject to the imposition of conditions, there are no highway objections or technical concerns. Overall, it is considered that the benefits of bringing this site back into use and the additional housing delivery outweigh any minor concerns relating to the impact of the proposal on visual or residential amenities. Given the non-viability of the proposed scheme and the ability to review the costs, it is considered that the proposal is currently acceptable without making any developer contributions. Consequently, the proposal is considered to be in compliance with Core Strategy policies CP1, CP2, CP3, CP4, CP6, CP16, CP19, CP22, CP23 and MH1; and with saved Local Plan policies GD5, E24 and T10.

8.3. Conditions:

- 1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Committee Report Item No: 2

Application No: 20/00299/FUL

Type: Full Application

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2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

Reason: For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used for the purposes specified in the application and for no other purpose.

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 may not be acceptable to the Local Planning Authority in this location because of the impact on highway safety and residential amenity.

4. The development shall be carried out in accordance with the materials specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

5. The development hereby approved shall not be occupied until the boundary treatment has been completed in accordance with the approved plans.

Reason: The implementation of the development without the boundary treatment would result in an unacceptable scheme which would be detrimental to the amenities of adjoining properties and the character of the area.

6. The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

7. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period.

The Plan shall provide for:

- Parking of vehicle of site operatives and visitors
- routes for construction traffic
- hours of operation

-
- method of prevention of mud being carried onto highway pedestrian and cyclist protection
 - proposed temporary traffic restrictions
 - arrangements for turning vehicles

With respect to the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting, the Plan shall include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Pollution Control Team
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
 - Mondays to Fridays - 08:00 Hours and 18:00 Hours, Saturdays - 08:00 and 13:00 Hours, Sundays and Bank Holidays - at no time
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Derby City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.
- Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development, and in the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development.

8. 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.

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

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9. No part of the development hereby permitted shall be brought into use until the access parking areas are constructed with provision to prevent the discharge of surface water from the site to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing a danger to highway users

10. No part of the development hereby permitted shall be brought into use until the parking areas are provided, with the parking areas clearly defined in accordance with the approved plan. The parking areas shall not be used for any purpose other than parking of vehicles.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

11. No part of the development hereby permitted shall be brought into use until the on-site scheme to provide for electric vehicle charging, as shown on the approved plan, has been implemented to the satisfaction of the Local Planning Authority. The charging provision shall thereafter be retained for the life of the development.

Reason: To promote sustainable travel.

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

Reason: To promote sustainable travel.

13. No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority.

Reason: To promote sustainable travel.

14. Where the submitted Phase I desktop study has identified potential contamination, a Phase II intrusive site investigation shall be carried out to determine the levels of contaminants on site. Site investigations will also need to consider risks from ground gases. A risk assessment will then be required to determine the potential risk to end users and other receptors. Consideration

should also be given to the possible effects of any contaminants on groundwater.

A detailed report of the investigation will be required for submission to the Council for written approval prior to commencement of the development.

In those cases where the agreed investigation report confirms that contamination exists, a remediation method statement will be required for approval by the LPA prior to commencement of the development.

All of the respective elements of the agreed remediation proposals will need to be suitably validated and a validation report shall be submitted to and approved by Derby City Council, prior to the development being occupied.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

15. Prior to first occupation an environmental noise test report shall be submitted for acceptance in writing by the Local Planning Authority. This report shall demonstrate that significant noise effects on occupants of the proposed development have been avoided and that all reasonable measures have been taken to achieve the following internal ambient noise levels in any unoccupied habitable space whilst maintaining an adequate standard of whole dwelling ventilation and temperature control:

L_{Aeq}, 16hr (0700-2300) of 35 dB

L_{Aeq}, 8hr (2300-0700) of 30 dB

11th highest L_{AFMax} (2300-0700) of 45 dB (using 1 minute measurement intervals)

Measured L_{Aeq} internal ambient noise levels shall have an acoustic character adjustment added, following the BS 4142 2014 standard methodology, before comparison with the corresponding targets.

The installed glazing and ventilation systems shall be retained and maintained at all times thereafter to ensure that this level of performance continues to be achieved.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

16. No development shall take place until a surface water drainage scheme has been submitted and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall include, as far as reasonably practicable:-

- A sustainable drainage solution,
- Proposals to comply with the recommendations of the Non-statutory technical standards for sustainable drainage systems (March 2015) and The SuDS Manual (CIRIA C753),

-
- Restriction of surface water runoff from the whole site to maximum 5 litres per second,
 - Provision of appropriate levels of surface water treatment defined in Chapter 26 of The SuDS Manual (Ciria C753) or similar approved.
 - Appropriate ability to maintain the system in a safe and practical manner and a securely funded maintenance arrangement for the life of the development.

Reason: In order to minimise the likelihood of drainage system exceedance and consequent flood risk off site and to ensure reasonable provision for drainage maintenance is given in the development.

17. a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and
- The programme and methodology of site investigation and recording
 - The programme for post investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
- c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under this condition part (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To protect any archaeological remains and to prevent harm to any designated heritage assets

8.4. Informative Notes:

1. The development makes it necessary to construct a new vehicular crossing over a footway of the public highway and to carry out works within the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact StreetPride at Derby City

Council to arrange for these works to be carried out. Contact maintenance.highways@derby.gov.uk tel 03332 006981

2. No part of the proposed retaining wall or its foundations, fixtures and fittings shall project forward of the highway boundary.
3. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
4. Advice regarding travel plans can be obtained from the Travel Plans Officer: Kerrie Jarvis; kerrie.jarvis@derby.gov.uk
5. The consent granted will result in the construction of a new building which needs naming and numbering. To ensure that the new address is 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, location in relation to existing land and property, and the placement of front doors or primary means of access.
6. The applicant is advised that the development must be in compliance with Derby City Councils space and amenity standards for HMOs:

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/amenities-and-space-guidance-for-hmos-2018.pdf>

If an HMO property is occupied by 5 or more persons it may require a mandatory HMO licence:

<https://www.derby.gov.uk/environmental-health-licensing-trading-standards/environmental-health/housing-standards/houses-in-multiple-occupation/>

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.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/LACORS%20Housing%20Fire%20Safety%20Guide.pdf>

8.5. Section 106 requirements where appropriate:

- A financial appraisal to be submitted once 90% of the units have been occupied. This appraisal will show actual costs and values from those units sold and anticipated costs and values for the remaining units.
- The owner will pay the District Valuer reasonable costs of assessing the appraisal.
- If the assessment shows a development profit level higher than 15% of Gross Development Value, then any development profit beyond 15% will be shared between Derby City Council and the owner on a 50/50 basis with an index-linked cap.

Committee Report Item No: 2

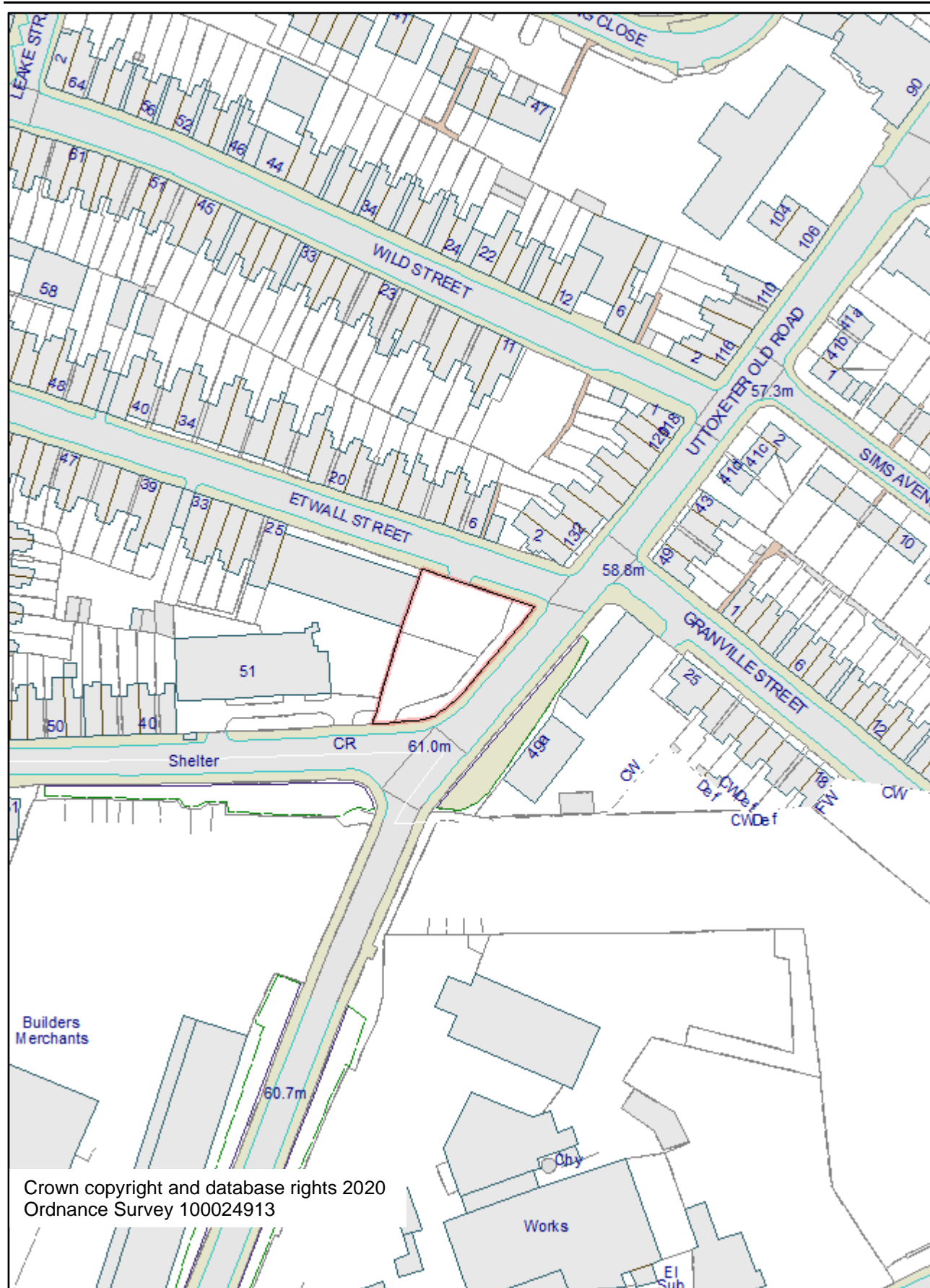
Application No: 20/00299/FUL

Type: Full Application

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- Any contributions received will be allocated, as the Council deems fit, for provision of the following: Amenity Green Space, Major Open Space, Transport and Swimming pool facilities.

8.6. Application timescale:

The application determination period expired on 4 June 2020. The application was called-in to Planning Control Committee by Cllr Adrian Pegg. An extension of time has been requested.



Committee Report Item No: 3

Application No: 19/01387/FUL

Type: Full Application

1. Application Details

1.1. Address: 27a Darley Park Road, Derby

1.2. Ward: Darley Abbey Ward

1.3. Proposal:

Two storey side and single storey rear extensions to dwelling house, installation of render and cladding and formation of a raised patio area to the rear.

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/01387/FUL>

Brief description

This application relates to a site located on the east side of Darley Park Road. The plot is rectangular with the dwelling situated 4m from its front curtilage. Land levels drop approximately 1.5m from west to east. The application property is a two storey building with an eaves fronted shallow pitched roof, built during the 1980's. Its front elevation is simple brickwork and UPVC windows, with a curved ground floor lounge window. The rear boundary comprises 2m height timber fencing. To the rear side of the property is a flat roof single garage. To the immediate west is the junction of Darley Park Road and Vicarwood Avenue. To the north is the neighbouring dwelling, No.27. To the east beyond the curtilage is Darley Park. To the immediate south is 29a Darley Park Road.

Proposal

Amended plans have been received during the course of the application which show a reduction in scale and appearance of development on the site. The reduced scope of the scheme has meant the applicant is no longer converting the roof and reducing the length of the rear extension whilst retaining and converting the existing garage into an office/ utility room. The proposed extensions to the dwelling would comprise:

- The two storey side extension would measure 2.2m in width, 7.7m in depth at first floor level and 10.1m in depth at ground floor level. The height from ground to ridge level would be 7.5m.
- The single storey extension would measure 8m width, 2.6m depth and 3.4m depth.
- The exterior of the building would be white rendered with a timber cladding feature upon the extended section.
- A raised patio would be formed to the rear, beyond the single storey extension. It would measure 2.7m in depth, 5.5m in width and 1.5m in height with steps down to the rear garden.

2. Relevant Planning History:

No relevant planning history

3. Publicity:

Neighbour Notification Letters sent to neighbouring properties.

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

4. Representations:

19 objections received, including one from the Darley Abbey Society to both the original and revised plans. The main points raised include:

- It will block late afternoon light into garden and conservatory of No.25
- Overbearing and impacts on privacy and light
- It will set a terrible precedent
- The immense height and rearward projection
- A sore thumb, sticking out, probably deterring others from buying houses round about and reducing property values. Loss of the quiet dignified house styles which epitomise this part of Darley Abbey
- Out of keeping
- Will result in over 50% of the property area being taken over by buildings.
- There is still the lack of dimensions on the applicant's plans, leaving interested parties to assume proportions and potential levels of intrusion.
- The primary concern to most residents is the external cladding to the property which is totally out of character with the surrounding neighbourhood houses and creating a visual eyesore in a long established village roadway. If the property were to be finished in matching red brick as per the surrounding properties it would probably be more acceptable and in keeping with the area.

5. Consultations:

5.1. Natural Environment (Tree Officer) (comments to original proposals November 2019 – None to the revised scheme):

Observations: The submission of the tree survey and Arboricultural Impact Assessment is welcomed. I would have expected a draft Tree Protection Plan (TPP) to be supplied to demonstrate that the trees could be adequately protected. A draft TPP must be supplied.

5.2. Derbyshire County Council Archaeologist:

The proposals will have no archaeological impact.

5.3. Derbyshire Wildlife Trust (revised comments July 2020):

The Trust previously provided comments on the application in correspondence dated 17th December 2019. In this previous consultation response we advised that further bat surveys. were required prior to determination due to the presence of bat

droppings identified in the roof void during a daytime inspection carried out by EMEC Ecology in November 2019.

We have now considered a Bat Activity Survey report prepared by ML-Ecology dated 15th June 2020. The report presents the results of three nocturnal surveys carried out during May and June 2020. The surveys were carried out during the optimal survey season and in accordance with current best practice guidance. It is disappointing however that an up to date inspection of the roof void was not carried out to determine any fresh evidence of bat usage.

No bats were recorded emerging from or entering the building during the surveys indicating that bats were not using the building as a roost at the time of the surveys. We advise that sufficient consideration has now been given to protected species to enable the local planning authority to determine the application.

Given that there is historic evidence of use of the roof void by roosting bats we advise that the development should incorporate bat roosting features to benefit the local bat population. This should be secured by a planning condition;

“Prior to commencement of development, a scheme of biodiversity enhancement to include, as a minimum, the incorporation of an integrated (inbuilt) feature for roosting bats within the building shall be submitted to and approved in writing by the Local Planning Authority. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development.”

6. Relevant Policies:

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

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

CP3	Placemaking Principles
CP4	Character and Context
CP16	Green Infrastructure
CP19	Biodiversity
CP23	Delivering a Sustainable Transport Network

Saved CDLPR Policies

H16	Householder Extensions
GD5	Amenity

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

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy ADOPTED DEC%202016 V3 WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy%20ADOPTED%20DEC%202016%20V3%20WEB.pdf)

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

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

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

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

7. Officer Opinion:

Key Issues:

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

7.1. Design implications

7.2. Amenity impacts

7.3. Other matters

7.1. Design implications

The immediate surrounding area comprises of both detached and semi-detached two storey properties. In particular many of the houses feature bay windows upon their principle elevation with gable roof forms and are typically 1930's era domestic architecture. The only exception to the prevailing character is the application property (27a) and neighbouring dwelling at No.29a Darley Park Road. These two dwellings are distinctly atypical as they are 1970's/1980's infill houses, of smaller proportions and are of a more contemporary suburban design.

The proposed development would alter the front elevation by widening the dwelling together with introducing a white rendered external finish and utilising dark coloured timber cladding for the extension. Such changes would contemporise a relatively modern house and to that end, the architectural character of the host dwelling would in my opinion be maintained. A set back from the front building line at first floor level is shown as 200mm, which serves to avoid any substantive terracing affects, as the extension would be up to the common boundary with No.29a. In my opinion, the revamped frontage would not harm the character and appearance of the host dwelling, nor would it disrupt the overall composition of this part of Darley Park Road.

The impacts of the extensions at the rear of the property on the wider streetscene would be negligible as it cannot be seen from the public realm of Darley Park Road. Nonetheless, the existing garage conversion, with the flat roof single storey extension combined with two storey side element would be reasonable and proportionate additions to the dwelling and tie in with the overall design vision for the property. What is more, the scheme would not represent overdevelopment nor would it be

visually intrusive within the setting of the World Heritage Buffer Zone of the Derwent Valley Mills World Heritage Site.

7.2. Amenity impacts

With regard to residential amenity, the nearest properties are either side - namely No.27 and No.29A Darley Park Road. As the depth of the single storey rear extension is 2.5m from the original rear building line, there would be no substantive massing upon either neighbour. The full height bi-fold doors would look out upon the rear aspect but would not directly overlook either neighbour and as such would not be substantially harmful on their privacy. I do note the drop in land levels from the back of the dwelling out toward the garden, of some 1.5m land level difference. I could also observe the dilapidated state of the timber fence separating the application boundary with No.27. Whilst the intentions for any replacement fencing is not within the remit of this planning application, I do still consider the raised decking area should contain some form of screen panelling/fencing along the edge adjacent to No.27 to maintain reasonable levels of privacy for the adjacent neighbours. This should be controlled through a suitably worded condition.

The other side would not require screen fencing as the existing garage intervenes between No.29a and the application property and there are no openings proposed on the side facing elevation. There would be no massing or overlooking effects upon No.29a as the side wall facing the application site is blank brickwork. Furthermore, the extension would not digress the front and rear building line and so there would be no rearward projection at two storey level. As for the proposed utility and office space at ground floor this would be formed by converting the existing garage structure. Therefore, in amenity terms the proposed development would meet the amenity requirements of saved policies H16 and GD5 and can be supported.

7.3. Other matters

There are no archaeological constraints associated with the development.

Derbyshire Wildlife Trust have commented on the submitted bat survey undertaken on the property, which did not find evidence of bats roosting in the building. However, given that there is historic evidence of use of the roof void by roosting bats they advise that the development should incorporate bat roosting features to benefit the local bat population – which should be added as a planning condition.

The overall arboricultural impact of the scheme is considered to be low as no trees in the rear garden will have to be removed to facilitate the development. Moreover, the revised proposals have reduced the depth of the rear extension and raised patio such that the proposed works would not be in close proximity to any trees within or beyond the application site. A condition to provide suitable tree protection for the trees should be included.

Accordingly the intentions of both Policies CP16 and CP19 are satisfactorily met.

Based on the above a recommendation is given to grant planning permission.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The revisions to reduce the scale and amend design of the proposed development have addressed initial concerns about impacts on visual and residential amenities and overall the proposal would be acceptable in terms of its scale, appearance and design in this residential context and would not have adverse impacts on trees, protected species or on highway safety.

8.3. Conditions:

1. Standard condition - time limit 3 years

Reason: time limit reason

2. Standard condition – accordance with approved plans

Reason: For the avoidance of doubt

3. Details of materials to be agreed before relevant works begun

Reason: In interests of visual amenity

4. The incorporation of a bat roosting feature in development

Reason: In the interests of protected species

5. Further details of screen fencing/panelling to north of raised patio facing 27 Darley Park Road.

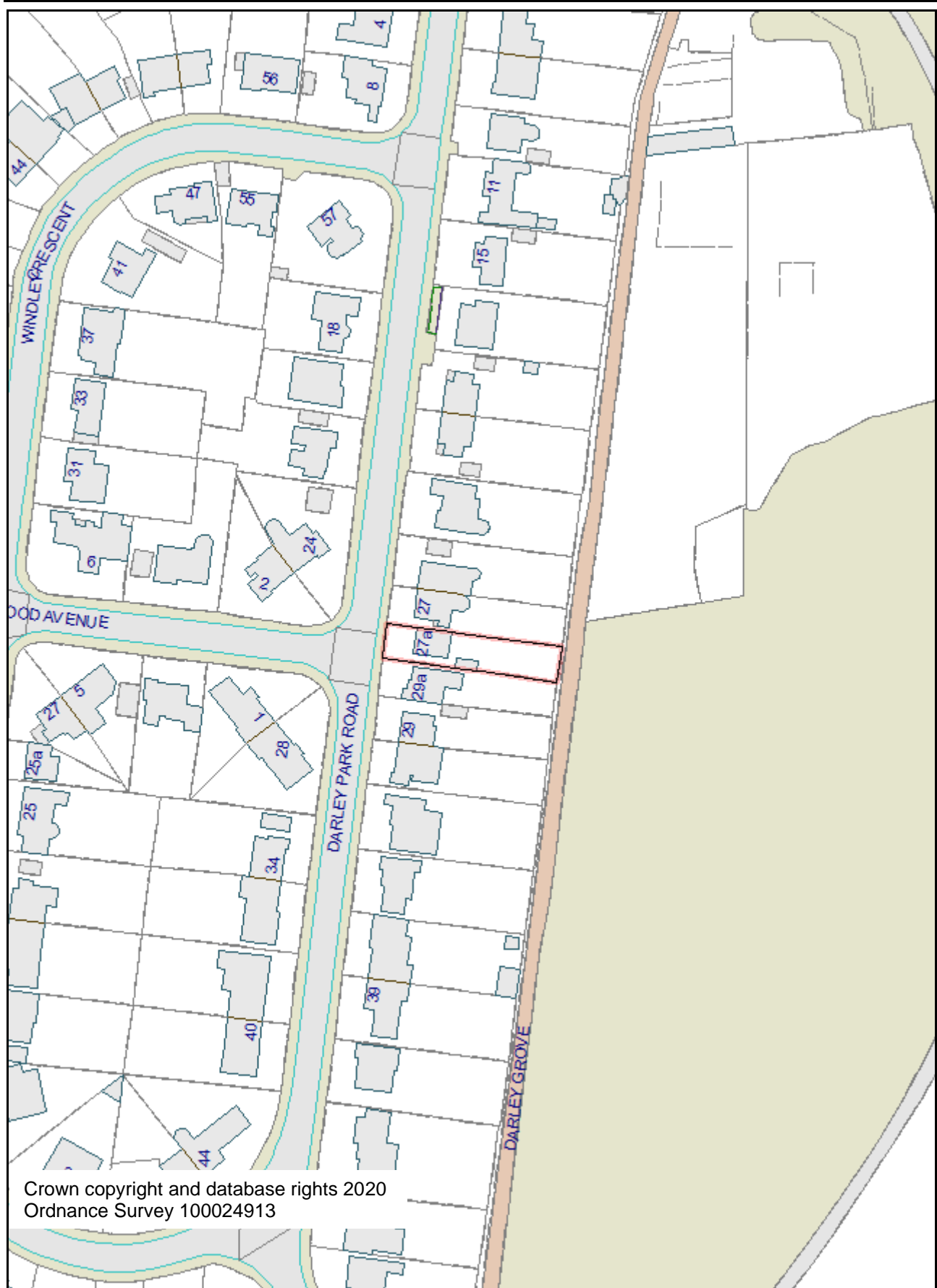
Reason: Amenity reasons

6. During course of construction trees to be protected with tree protection measures in line with guidance and tree protection plan.

Reason: To protect trees during construction.

8.4. Application timescale:

The application timescale has been agreed with the agent.



1. Application Details

1.1 Address: 2 Repton Avenue, Derby

1.2 Ward: Blagreaves

1.3 Proposal:

Retention of single storey rear extension to dwelling house (kitchen/dining area and lounge) and erection of an outbuilding (garden room)

1.4 Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/01353/FUL>

Brief description

The application is for the retention of a single storey rear extension to dwelling house (kitchen/dining area and lounge) and erection of an outbuilding (garden room) at 2 Repton Avenue.

The dwelling is a semi-detached property, situated in a street scene made up of dwellings of a similar size, character and design, positioned in a fairly uniform pattern.

A site visit has revealed that substantial building works, additional to those included in the current planning application, have been undertaken on site. Those works relate to a rear first floor extension and alterations at roof level to create further accommodation. Those additional building works are currently the subject of discussion between the applicant and the City Councils Planning Enforcement Team.

A rear extension and garden room have been erected on site but these do not correspond to the previously approved scheme ref:19/00698, which was granted permission in 2019. This approved scheme included the following:

- Single storey, flat roof, kitchen/lounge extension, situated to the rear of the dwelling with the dimensions: width-7.2m, length-4.3m, height-3.2m.
- Single storey, outbuilding, situated at the bottom of the rear garden area (north east), reduced in size, creating a flat roof structure with the dimensions: width-7.2m, length-6.7m, height-3m.

The current planning application is retrospective, seeking approval for what has been built on the site, although during the life of the application, works have continued to construct the proposed extensions. The current planning application varies significantly from the previously approved scheme and during the course of the application, amended drawings were received, to show more accurately, the as-built development on the site.

The current proposal comprises of two distinct elements:

- Single storey flat roof, kitchen/lounge extension, situated to the rear of the dwelling. The applicant has confirmed in writing that the dimensions of this element should be: width – 7.6m, length – 8.44m, height – 3m. This represents a footprint of approximately 64 square metres. It is noted that the window to the south west elevation would be increased in size and door removed from this

Committee Report Item No: 4

Application No: 19/01353/FUL

Type: Full Application

elevation. The door would be relocated to the rear (north east) elevation, resulting in the reduction in window size upon this elevation.

- Single storey outbuilding (garden room) situated at the bottom of the rear garden area towards the north-east boundary. A flat roof structure, with significantly overhanging roof on two sides, is proposed that includes a shower/toilet room. The applicant has confirmed in writing that the dimensions of this element of the proposal are: width – 6.87m, length – 7.43m, height – 3m. This outbuilding represents a footprint of approximately 51 square metres. The proposal also includes an overhang of approximately 90cm on the north elevation and approximately 60cm on the south elevation. These overhangs are indicated to be within the site boundary on the revised submitted plans.

2. Relevant Planning History:

Application No:	19/00698/FUL	Type:	Full Application
Decision:	Granted Conditionally	Date:	10 July 2019
Description:	Single storey rear extension to dwelling house (kitchen/dining area and lounge and erection of an outbuilding (garden room) Amendment to previously approved planning permission Code No. DER/06/18/00994 to reduce the size of the garden room and amend the roof design		

Application No:	06/18/00994	Type:	Full Application
Decision:	Granted Conditionally	Date:	2 October 2018
Description:	Single storey rear extension to dwelling house (Kitchen/dining area and lounge and erection of an outbuilding (garden room)		

3. Publicity:

Neighbour Notification Letters to 5 Properties.

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

4. Representations:

Four objections received from local residents which raise following concerns:

- Work has been carried out without Planning Permission
- Roof works to rear of dwelling
- The third floor extension has not been referred to as part of current application.
- Works do not accord with Permitted Development Rights
- Works completely different to all the other houses on the street
- The third storey windows result in overlooking and loss of privacy
- Concerns in respect of size and design.

Committee Report Item No: 4

Application No: 19/01353/FUL

Type: Full Application

In relation to outbuilding:

- Concerns in regards to the proposed use of the building
- Roof hangs over the boundaries of the surrounding neighbouring properties
- Loss of privacy
- Massing and overshadowing

In relation to single storey rear extension:

- Loss of light and view
- Object to the rear extension depth increase by 1.10m as this large extension is out of character with neighbouring properties
- The rear extension already is larger than shown in the plans.
- Massing and overshadowing

5. Consultations:

None

6. Relevant Policies:

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

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

CP3 Placemaking Principles
CP4 Character and Context

Saved CDLPR Policies

GD5 Amenity
H16 House Extensions

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

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf

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

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

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

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

7. Officer Opinion:

Key Issues:

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

7.1. Design/layout and residential amenity- Single storey rear extension

7.2. Design/layout and residential amenity- Single storey rear outbuilding

7.3. In-combination effects of the rear extension and outbuilding together

7.4. Conclusion

7.1. Design/layout and residential amenity- Single storey rear extension

In relation to visual amenity the proposed single storey extension is located to the rear of the dwelling and would have very little visibility within the immediate street scene of Repton Avenue, except for a small section of the flat roof extension which projects to the side. Objections have been raised by local residents in respect of the size and design of this element. Although the height has been reduced by 20cm from the previously approved scheme it is noted that the length has increased significantly from 4.3m to 8.44m therefore resulting in a more oppressive massing impact upon the neighbouring properties of 4 Repton Avenue and 82, 84 and 86 Littleover Lane, which lie to the south, with negative impacts on their amenity in terms of the scale and bulk of the extension along their shared boundaries, resulting in an overbearing effect on the modest rear gardens of those properties.

7.2. Design/layout and residential amenity- Single storey rear outbuilding

In relation to visual amenity, again the single storey outbuilding is located to the rear of the garden and this element would not be visible within the immediate street scene of Repton Avenue. Objections have been raised by local residents in respect of the size of this element and particular concerns have been raised in respect of the large overhang of the roof, which abuts up to the boundary with neighbouring properties at 4 Repton Avenue and 82 Littleover Lane. In relation to residential amenity, there are concerns about the oppressive impact of the building in regard to massing and scale in close proximity to the shared boundary with the rear of 82 Littleover Lane. The out building has an overall height of 3m (according to the submitted plans) and would have a particularly oppressive impact on the rear of 82 Littleover Lane, due to the modest size of their plot and the bulk and scale of the building alongside their northern boundary. It is further noted that objections have been raised in regards to the use of this element therefore in order to restrict the ancillary use of the outbuilding a condition could be included as part of any future appeal.

7.3. In-combination effects of the rear extension and outbuilding together

When the cumulative effects of the two elements of the proposal are considered together, the negative impact on the amenities of the adjacent properties of 4 Repton Avenue and 82, 84 and 86 Littleover Lane is heightened. The overall massing and scale of built development along their shared boundaries would be excessive in my opinion and have a significant detrimental impact on the living environment of the adjacent residents. Paragraph 130 of the National Planning Policy Framework advises that permission should be refused for development of poor design quality and in this case the proposals fail to improve the character and quality of the area.

When considered together the two elements of the current proposal have the effect of filling most of the rear garden of the application property to the extent that a very limited amount of outdoor amenity space remains for the use of the occupants which results in an overdevelopment of the property, which is contrary to the promotion of the good health and well-being of existing and future occupiers of the dwelling house and will be harmful to the amenities enjoyed by the occupiers, resulting in reduced quality of living environment for the residents of the property. The rear garden of the property as originally built, amounted to approximately 156m². The rear extension and outbuilding combined would utilise approximately 115m² of the rear amenity space leaving only approximately 41m² of outdoor garden space remaining between the two elements of the development. This amount of amenity space is considered to be insufficient for the size of home that is being created by the proposals.

7.4. Conclusion

The overall massing, scale and length (8.44 metres) of the proposed rear extension is considered excessive and to be oppressive and detrimental to the amenities of neighbouring properties. The cumulative effects of the rear extension and the large outbuilding increase the negative impact on the affected residents.

The proposals therefore fails to meet design principles and amenity requirements 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.

It is duly noted that a number of neighbouring residents have raised concerns and objections in respect of other building works that are being undertaken by way of extensions to the roof of the existing dwelling. This element has been discussed on site with the City Council's Enforcement Team to seek agreement with the property owner that this element is constructed under permitted development rights. An informative note will be included to ensure the applicants are aware that any development that does not adhere to this legislation would require formal Planning Permission.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

a) To refuse planning permission for the following reasons:

1. In the opinion of the Local Planning Authority the combination of both proposed buildings at the rear of the dwelling, would be reason of their large footprint and significant reduction of private garden space on the site, result in a form of overdevelopment which fails to provide adequate levels of private outdoor amenity space for the enjoyment of existing occupants of the property and therefore a reduce the quality of the living environment for existing and future occupiers of this dwelling. Accordingly, the proposal is contrary to saved Policies GD5 and H16 of the adopted City of Derby Local Plan Review, 2016 and the over-arching guidance in the National Planning Policy Framework which promotes good design in all development.
2. In the opinion of the Local Planning Authority the proposed extension and outbuilding, would by reason of significant massing and scale of built form along the shared north and south boundaries of the site, result in an overbearing and oppressive effect on the adjacent dwellings at 4 Repton Avenue and 82, 84 and 86 Littleover Lane, thereby resulting in a loss of residential amenity for the neighbouring residents of these properties. Accordingly, the proposal is contrary to saved Policies GD5 and H16 of the adopted City of Derby Local Plan Review, 2016 and the over-arching guidance in the National Planning Policy Framework which promotes good design in all development.

b) To take appropriate enforcement action once the statutory period for planning appeal has expired with respect to the unauthorised development.

8.2. Informative Notes:

The applicant is required to ensure that the ongoing extensions and alterations upon the roof of the existing dwelling at 2 Repton Avenue, are in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015. Any development that does not adhere to this legislation would require formal Planning Permission.

8.3. Application timescale:

This application has been ongoing for some time due to discrepancies in regards to the accuracy of plans submitted and a further extension of time will be agreed with the applicant.





Delegated decisions made between Between 01/07/2020 and 31/07/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
18/01787/FUL	Full Application	Site Of 17 High Street Chellaston Derby DE73 6TB	Demolition of bungalow. Erection of a two storey building with two ground floor retail units (use class A1) and two first floor flats (use class C3) with associated car parking and vehicular access	Application Withdrawn	27/07/2020
19/00590/FUL	Full Application	Queens Hall 125 London Road Derby DE1 2QQ	Demolition of annexe building and existing extension to the former Methodist Mission. Erection of a 3.5 storey apartment block - 23 apartments (Use Class C3)	Approval	08/07/2020
19/00713/FUL	Full Application	Land At The Rear Of 322 Stockbrook Street Derby (Access Off Moss Street)	Erection of a dwelling house (Use Class C3)	Finally disposed of	07/07/2020
19/01186/LBA	Listed Building Consent - Alterations	The Lodge Grove Street Derby	Relocation of existing fire alarm repeater panel	Approval	02/07/2020
19/01310/FUL	Full Application	25 Tregaron Close Derby DE21 2TE	Single storey rear extension to dwelling house (dining room and snug) - amendment to previously approved permission 18/01706/FUL to amend the roof design to pitched and include four rooflights	Approval	14/07/2020
19/01341/FUL	Full Application	21 Vicarage Avenue Derby DE23 6TQ	Demolition of bungalow. Erection of a replacement dwelling house (Use Class C3)	Approval	23/07/2020
19/01432/FUL	Full Application	149 Almond Street Derby DE23 6LY	Change of use from dwelling house (Use Class C3) to an eight bedroom house in multiple occupation (Sui Generis Use) including	Refused	29/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			installation of doors to the rear elevation		
19/01462/DISC	Compliance/Discharge of Condition	The Clearly Different Dental Practice 189 Duffield Road Derby DE22 1JB	Change Of Use From Post Office (use class A1) To Dental Practice (use class D1) and installation of roller shutters, erection of gates to the rear of property and formation of staff and customer car parking area and cycle parking - Discharge of condition nos 4 and 6 of previously approved permission 19/00190	Discharge of Conditions Complete	09/07/2020
19/01494/FUL	Full Application	Land At Side Of 10 Albemarle Road Derby DE21 6UG	Erection of one dwelling house (Use Class C3)	Approval	03/07/2020
19/01621/DISC	Compliance/Discharge of Condition	Rolls Royce Plc Raynesway Derby DE21 7BE	Erection of an extension to the primary component operations factory (use class b2), construction of a four-storey ancillary office building, permanent re-provision of the purple car park (265 car parking spaces), provision of 200 additional car parking spaces and installation of lighting and landscaping - discharge of condition 6 of previously approved permission DER/04/17/00497	Discharge of Conditions Complete	03/07/2020
19/01691/FUL	Full Application	102 Vestry Road Derby DE21 2BN	Erection of an outbuilding (double garage)	Approval	08/07/2020
19/01781/FUL	Full Application	119 Haven Baulk Lane Derby DE23 4AD	Two storey and single storey extensions to dwelling house (shower room, lounge, kitchen, diner/family room, four bedrooms and en-suite)	Approval	24/07/2020
20/00063/FUL	Full Application	456 Duffield Road Derby DE22 2DH	Single storey rear extension to dwelling house (bedroom) and installation of a pitched roof to the existing garage	Approval	20/07/2020
20/00135/CLE	Lawful Development Certificate -Existing	30 Stone Hill Road Derby DE23 6TJ	Lawful use of the building as two flats (Use Class C3)	Approval	05/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00148/FUL	Full Application	25 Sunny Grove Derby DE21 6QP	Two storey side and two storey and single storey rear extensions to dwelling house (store, w.c, utility, family room, bedroom, en-suite and enlargement of bedroom) and formation of a raised patio area to the rear elevation	Approval	17/07/2020
20/00192/CLP	Lawful Development Certificate -Proposed	36 Gravel Pit Lane Derby DE21 7DB	Single storey side extension to dwelling house (porch and W.C.)	Approval	05/07/2020
20/00208/DISC	Compliance/Discharge of Condition	And South Of Mansfield Road Breadsall Hilltop Derby (Between Porters Lane And Lime Lane)	Erection Of 250 Dwellings And Formation Of Highways, Public Open Space, Drainage Attenuation Area And Landscaping - Approval Of Reserved Matters Under Previously Approved Outline Permission Code No. DER/04/15/00449 - variation of condtion 1 of previously approved planning permission Code No. DER/03/17/00283 to amend the location of a turning head and include a retaining wall - discharge of condition nos 3, 4 and 5 of previously approved permission 19/00451	Discharge of Conditions Complete	09/07/2020
20/00226/FUL	Full Application	1 Poplar Nook Derby DE22 2DW	Two storey side and single storey front extensions to dwelling house (porch, garage/store, utility, W.C., bedroom and en-suite)	Approval	16/07/2020
20/00235/TPO	Works to a tree with a TPO	31 Mansfield Street Derby DE1 3RJ	Felling of one Hornbeam tree. Height reduction by 12m. reduction of the North side by 2m and the South side by 4m - to be maintained over a ten year period of a Hornbeam tree protected by Tree Preservation Order no. 135	Approval	22/07/2020
20/00276/FUL	Full Application	The Basement Dovedale House 73 Wilson Street Derby DE1 1PL	Change of use from offices to one flat (Use Class C3)	Approval	14/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00277/LBA	Listed Building Consent - Alterations	The Basement Dovedale House 73 Wilson Street Derby DE1 1PL	Alterations in association with the change of use from offices to one flat (Use Class C3) to include a new internal door opening, installation of a light window to the existing door opening, removal of a stud partition and installation of a new stud partition	Approval	14/07/2020
20/00286/FUL	Full Application	107 Uttoxeter Road Derby DE3 9GF	Single storey rear extension to dwelling house (enlargement of kitchen/dining area) and alterations to the existing single storey side projection roof	Approval	10/07/2020
20/00310/DISC	Compliance/Discharge of Condition	Land South Of Mansfield Road Breadsall Hilltop Derby (Between Porters Lane And Lime Lane)	Erection Of 250 Dwellings and Formation of Highways, Public Open Space, Drainage Attenuation Area and Landscaping - Approval of Reserved Matters under previously approved Outline Permission Code No. DER/04/15/00449 - variation of condition 4 of previously approved planning permission Code No. DER/03/17/00283 in connection with tree protection - Discharge of condition nos 3, 4 and 5 of previously approved permission 19/01747	Discharge of Conditions Complete	22/07/2020
20/00339/FUL	Full Application	Site Of Former Gasholders Pride Parkway Derby DE24 8JH	Formation of a builder's merchant with storage and distribution facilities, including erection of a building with trade counter, offices and ancillary retail sales	Approval	08/07/2020
20/00343/FUL	Full Application	31 Vicarage Avenue Derby DE23 6TQ	Change of use from a dwelling house (Use Class C3) to a seven bedroom (seven occupant) house in multiple occupation (Sui Generis Use) including bricking up of a ground floor side elevation window	Application Withdrawn	29/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00344/FUL	Full Application	Unit 6 Wyvern Retail Park Wyvern Way Derby DE21 6NZ	Erection of air conditioning/refrigeration plant with compound	Approval	10/07/2020
20/00346/FUL	Full Application	Dunkirk Tavern 98 King Alfred Street Derby DE22 3QJ	Change of use from a public house (Use Class A4) to two flats in multiple occupation for student accomodation (Sui Generis Use), and three self-contained flats (Use Class C3) including installation of dormer windows, a first floor extension and installation of new windows	Approval	15/07/2020
20/00357/VAR	Variation of Condition	Unit 6 Wyvern Retail Park Wyvern Way Derby DE21 6NZ	Erection of non-food retail shops, food superstore, fuel filling station, industry, warehousing, entertainment uses, motel, public house, restaurant, associated car parking and roads- variation of condtion 7 of previously approved planning permission Code No. 02/89/00286 to allow for the sale of food and drink and ancillary comparison goods sales from unit 6 only	Approval	10/07/2020
20/00358/PNRC	Prior Approval - Retail to Cafe/Restaura	79C Sitwell Street Spondon Derby DE21 7FH	Change of use from retail (Use Class A1) to cafe/restaurant (Use Class A3)	Prior Approval Approved	22/07/2020
20/00360/FUL	Full Application	Land To The Rear Of 41 Anglers Lane Derby DE21 7NT	Erection of a dwelling(Use Class C3)	Refused	03/07/2020
20/00365/PNRT	Prior Approval - Telecommunications	Land At The Junction Of Nottingham Road And Chaddesden Park Road Derby	Erection of 20m monopole with ground-based equipment cabinets and ancillary development	Prior Approval Approved	08/07/2020
20/00399/ALT	Appropriate Alternative	Land Adjacent To The Royal School	Erection of one dwelling (Use Class C3)	Approval	21/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
	Development S17	For The Deaf 180 Ashbourne Road Derby DE22 3BH			
20/00405/FUL	Full Application	58A Merchant Street Derby DE22 3AQ	Change of use from workshop to live/work annexe accommodation for 58 Merchant Street	Approval	09/07/2020
20/00407/FUL	Full Application	37 Portico Road Derby DE23 3NJ	First floor front, two storey and single storey rear extensions to dwelling house (office, ensuite and enlargement of kitchen/dining area and bedroom)	Approval	13/07/2020
20/00409/FUL	Full Application	Site Of Merrieworth Kings Croft Derby DE22 2FP	Demolition of dwelling house. Erection of replacement dwelling (Use Class C3)	Approval	14/07/2020
20/00420/FUL	Full Application	The County Hotel Sinfin Lane Derby DE24 9GP	Demolition of public house. Erection of MOT testing station, car repair workshop (Use Class B2) and use of land as hand car wash (Sui Generis Use)	Application Withdrawn	16/07/2020
20/00431/FUL	Full Application	Unit 6 Wyvern Retail Park Wyvern Way Derby DE21 6NZ	Installation of a new shop front and glazing to the front elevation, blocking up of two fire exits and a reduction in size of the existing roller shutter opening to the rear elevation	Approval	10/07/2020
20/00435/FUL	Full Application	73 Marylebone Crescent Derby DE22 4JX	Single storey front extension to dwelling house (porch) and erection of an outbuilding (garden studio) with use as office/massage therapy	Approval	01/07/2020
20/00444/PNRT	Prior Approval - Telecommunications	Land Adjacent To Telecommunications Mast South Of 164 Max Road Derby	Installation of a 17.5m high monopole with equipment cabinets and ancillary development	Refused	31/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00474/ADV	Advertisement Consent	Unit 6 Wyvern Retail Park Wyvern Way Derby DE21 6NZ	Display of various signage	Approval	10/07/2020
20/00478/FUL	Full Application	48 Leacroft Road Derby DE23 8HT	Change of use from dwelling house (Use Class C3) to a seven bedroom house in multiple occupation (Sui Generis use) and single storey rear extension and installation of a dormer to the rear elevation	Refused	23/07/2020
20/00482/FUL	Full Application	Humbleton Barn Radbourne Lane Derby DE22 4LX	Conversion of outbuilding to studio including the installation of two additional windows and replacement of roller shutter doors with glazed panels.	Approval	06/07/2020
20/00483/FUL	Full Application	42 Howard Street Derby DE23 6TX	Single storey side/rear extension to dwelling house (enlargement of wetroom)	Approval	14/07/2020
20/00487/FUL	Full Application	6 Cressida Court Derby DE73 5AL	Single storey rear extension to dwelling house (enlargement of kitchen) and enlargement of the existing detached garage	Approval	03/07/2020
20/00490/ADV	Advertisement Consent	McDonalds Restaurants Ltd Wheatcroft Way Derby DE21 4RY	Display of five internally illuminated digital freestanding signs and one internally illuminated digital booth screen	Approval	01/07/2020
20/00497/FUL	Full Application	21 Springfield Derby DE23 6EZ	Retention of the erection of an outbuilding (garden room)	Approval	29/07/2020
20/00509/FUL	Full Application	Unit 7	Retention of change of use from light	Approval	07/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		MCP House Parcel Terrace Derby DE1 1LY	industrial (use class B1) to a dance school and fitness facility (use class D2)		
20/00510/FUL	Full Application	St Pauls House 14 Jubilee Business Park Enterprise Way Derby DE21 4BB	Installation of an external brickwork skin	Approval	07/07/2020
20/00511/LBA	Listed Building Consent - Alterations	St Pauls House 14 Jubilee Business Park Enterprise Way Derby DE21 4BB	Installation of an external brickwork skin.	Approval	07/07/2020
20/00516/FUL	Full Application	36 Broadway Derby DE22 1BQ	Single storey side and rear extensions to dwelling house (shower room, utility and enlargement of kitchen/diner)	Approval	01/07/2020
20/00519/FUL	Full Application	57 Derby Road Chellaston Derby DE73 5SD	Two storey side and single storey rear extensions to dwelling house (living space, garage, utility, W.C., bedroom and en-suite)	Approval	02/07/2020
20/00520/FUL	Full Application	198 Uttometer Old Road Derby DE1 1NF	Change of use from a five bedroom house in multiple occupation (Use Class C4) to a six bedroom, eight occupant house in multiple occupation (Sui Generis Use) together with a single storey side/rear extension	Approval	08/07/2020
20/00521/FUL	Full Application	3 Lorraine Close Derby DE24 9EX	Single storey front and side/rear extensions to dwelling house (porch and kitchen)	Approval	09/07/2020
20/00524/PNRT	Prior Approval - Telecommunications	Land At Ascot Drive Derby	Installation of a 20m monopole, equipment cabinets and associated ancillary works	Prior Approval Approved	02/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		(North Of Junction With Wincanton Close)			
20/00526/FUL	Full Application	638 Burton Road Derby DE23 6EL	Two storey side and first floor rear extensions to dwelling house including a roof terrace and erection of an outbuilding	Approval	08/07/2020
20/00527/FUL	Full Application	17 Mount Carmel Street Derby DE23 6TB	Change of use from a dwelling house (use Class C3) to a seven bedroom house in multiple occupation (Sui Generis use) including installation of a dormer to the rear elevation and two roof lights to the front elevation	Approval	03/07/2020
20/00528/FUL	Full Application	Former Frankie And Bennys Manor Road Littleover DE23 6BR Derby	Single storey side and rear extensions to restaurant and alterations to fire escape	Approval	09/07/2020
20/00529/FUL	Full Application	19 Arundel Avenue Derby DE3 9BX	Installation of a dormer to the rear elevation of roof	Approval	05/07/2020
20/00531/FUL	Full Application	12 Maple Grove Derby DE22 2HD	Single storey front and side extensions to dwelling house (porch and bedroom)	Approval	22/07/2020
20/00534/TPO	Works to a tree with a TPO	2 Ivybridge Close Derby DE21 2RS	Felling of an Oak tree protected by Tree Preservation Order no's. 31 and 268	Approval	08/07/2020
20/00535/VAR	Variation of Condition	Plot L Fernhook Avenue Derby DE21 7HW	Erection of a warehousing unit and ancillary office accommodation, vehicle maintenance unit, gatehouse, servicing and parking areas and landscaping (Plot L) - Variation of conditions 1 and 5 of previously approved permission code no. 04/18/00587	Approval	07/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00536/PNRT	Prior Approval - Telecommunications	Land At The Junction Of Whitaker Road/Carlton Road Derby	Installation of a 20m high monopole with equipment cabinets and ancillary works	Refused	07/07/2020
20/00538/FUL	Full Application	Prize Farm Oaklands Avenue Derby DE23 2QJ	Erection of an outbuilding (double garage with first floor attic storage)	Approval	09/07/2020
20/00540/TPO	Works to a tree with a TPO	22 Chaddesden Lane Derby DE21 6LQ	Cutting back of branches to give 3m clearance of the dwelling at 24 Chaddesden Lane and crown lift to 6m of a Lime tree protected by Tree Preservation Order no. 23	Approval	09/07/2020
20/00541/FUL	Full Application	34 Queens Drive Derby DE23 6DT	Single storey side/rear extensions to dwelling house (kitchen/diner and garage)	Approval	05/07/2020
20/00544/FUL	Full Application	20 Denver Road Derby DE3 0PS	Erection of an outbuilding (shed/workshop)	Approval	09/07/2020
20/00545/FUL	Full Application	197 Derby Road Chellaston Derby DE73 5SE	Single storey side extensions to dwelling house (access link and enlargement and alterations to existing garage to form a bedroom)	Approval	17/07/2020
20/00546/FUL	Full Application	The Cedars 20 Farley Road Derby DE23 6BX	Single storey side and rear extensions to dwelling house (utility and enlargement of kitchen/family room)	Approval	07/07/2020
20/00547/FUL	Full Application	94 Lord Street Derby DE24 9AW	Single storey rear extension to dwelling house	Approval	09/07/2020
20/00548/FUL	Full Application	15 Chapel Lane Chaddesden	Single storey side/rear extension to dwelling house	Approval	28/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00549/FUL	Full Application	Derby DE21 4QT 12 Waldene Drive Derby DE24 0GZ	Single storey rear extension to dwelling (porch and enlargement of lounge) together with installation of a new pitched roof to the existing outbuilding	Approval	14/07/2020
20/00554/FUL	Full Application	Hillbrooke Guest House 299 - 301 Burton Road Derby DE23 6AG	Two storey and single storey side/rear extensions to guest house with new roof lights, dormer windows and external stair case. Erection of an outbuilding (storage) and formation of parking area with new vehicle access to Whitaker Road	Approval	09/07/2020
20/00558/ADV	Advertisement Consent	Barclays Bank 22 - 26 St Peters Street Derby DE1 1SH	Display of four non illuminated window display posters	Approval	14/07/2020
20/00559/CAT	Works to Trees in a Conservation Area	65 Friar Gate Derby DE1 1DJ	Crown raise to 5m, crown clean and cutting back of branches to give 2-3m clearance of the building of a Beech tree and crown raise to 3m and crown clean of a Maple tree within the Friar Gate Conservation Area	Approval	02/07/2020
20/00560/FUL	Full Application	164 - 168 Harrington Street Normanton Derby DE23 8PA	Change of use from two dwelling houses to five flats (Use Class C3) including installation of a dormer to the rear elevation	Approval	28/07/2020
20/00563/PNRJ	Prior Approval - Offices to Residential	38 Full Street Derby DE1 3AF	Change of use from offices (Use Class B1) to 16 flats (Use Class C3)	Prior Approval Approved	17/07/2020
20/00566/FUL	Full Application	131 Locko Road Derby DE21 7AR	Two storey and first floor side and single storey rear extensions to dwelling house (cloak room, garden room, bedroom and en-	Approval	08/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00567/FUL	Full Application	66 West Bank Road Derby DE22 2FZ	suite) First floor side and rear and single storey rear extensions to dwelling house (family area, utility, bedroom, en-suite and enlargement of bedroom)	Approval	09/07/2020
20/00569/FUL	Full Application	4 Queen Street Derby DE1 3DL	Insertion of 4 new windows to front elevation together with alterations to rear elevation including blocking up windows and insertion of new windows.	Approval	22/07/2020
20/00570/FUL	Full Application	14 Wordsworth Avenue Derby DE24 9HP	Erection of an outbuilding (annexe accommodation)	Approval	22/07/2020
20/00573/FUL	Full Application	12 Chevin Road Derby DE1 3EX	Installation of four replacement windows to the front elevation	Approval	09/07/2020
20/00576/TPO	Works to a tree with a TPO	6 The Close Littleover Derby DE23 6PA	Felling of a Silver Birch tree protected by Tree Preservation Order no. 280	Refused	24/07/2020
20/00582/FUL	Full Application	75 Carlton Road Derby DE23 6HE	Single storey side/rear extension to dwelling house (playroom)	Approval	22/07/2020
20/00584/FUL	Full Application	3 Cavendish Way Derby DE3 9BJ	Re-roofing to include raising of the ridge height of the existing roof and installation of a dormer to the front elevation	Approval	20/07/2020
20/00588/FUL	Full Application	16 Severnvale Close Derby DE22 2UD	Single storey rear extension to dwelling house (wet room, utility and enlargement of kitchen/living space)	Approval	20/07/2020
20/00590/FUL	Full Application	2 Chatsworth Street Derby DE23 6NR	Single storey side extension to dwelling house (enlargement of kitchen and dining room)	Approval	20/07/2020
20/00592/TPO	Works to a tree with a TPO	Gate Keepers Cottage	Removal of branches overhanging Cumbria	Approval	23/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Mickleover Manor Derby DE3 0SH	Walk and crown reduction by 4m in height and 2m in lateral spread of a Sycamore tree and removal of a branch of a Sycamore tree protected by Tree Preservation Order 305. Maintenance works to reduce the spread of both trees by 1m a year (approx), works to be carried out when required for a period of ten years		
20/00594/CLE	Lawful Development Certificate -Existing	5 Thornhill Road Derby DE22 3LX	Change of use from dwelling house (Use Class C3) to residential with care (Use Class C3b)	Approval	23/07/2020
20/00596/CLP	Lawful Development Certificate -Proposed	1 Nettleton Close Derby DE23 3UW	Demolition of conservatory. Internal alterations and conversion of the existing garage to habitable living space including the installation of a new window	Approval	24/07/2020
20/00598/FUL	Full Application	18 Broughton Avenue Derby DE23 6JA	Two storey side and rear and single storey rear extensions to dwelling house (wetroom, utility, kitchen/dining/sitting area, en-suite, bathroom and bedroom) including installation of side and rear dormers to form rooms in the roof space and formation of a raised patio area to the rear elevation	Refused	22/07/2020
20/00599/FUL	Full Application	258 - 268 Abbey Street Derby DE22 3SX	Two/single storey side extension to M.O.T and service centre (secure car storage facilities and enlargement of office) - amendments to previously approved planning permission Code No. 19/00564/FUL to increase the height of the extension, amend a window to a fire escape door and omit the rear garage door	Approval	22/07/2020
20/00600/TPO	Works to a tree with a TPO	22 Church Lane Darley Abbey Derby DE22 1EY	Crown raise to 5m to clear drive and Friars Close, cutting back of branches to clear the building by 2-3m and 10% crown thin and crown clean of a Cedar tree protected by Tree Preservation Order no. 45	Approval	24/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00601/CAT	Works to Trees in a Conservation Area	4A And 6A Siddals Lane Derby DE22 2DY	Crown reduction of the branches overhanging 4A Siddals Lane by 2m of a Hawthorn tree within the Allestree Conservation Area	Approval	09/07/2020
20/00602/FUL	Full Application	122 Sinfin Avenue Derby DE24 9EZ	Erection of 1.8m high boundary fence	Approval	22/07/2020
20/00604/FUL	Full Application	6 Milbank Close Derby DE22 4HJ	Single storey front extension to dwelling house (enlargement of lounge)	Approval	28/07/2020
20/00605/TPO	Works to a tree with a TPO	Park Mews 190 Duffield Road Derby DE22 1BJ	Crown lift to 2m and lateral crown reduction by up to 2m of a Yew tree protected by Tree Preservation Order no. 175	Approval	24/07/2020
20/00608/PNRH	Prior Approval - Householder	303 Sinfin Avenue Derby DE24 9QU	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 3m, height to eaves 2.1m) to dwelling house	Prior Approval Not Required	08/07/2020
20/00610/FUL	Full Application	17 Nunsfield Drive Derby DE24 0GH	Retention of the erection of a childrens playhouse with a raised platform. Alterations to the existing side elevation car port structure and installation of hard surfacing to the front elevation	Approval	22/07/2020
20/00613/FUL	Full Application	79 Littleover Lane Derby DE23 6JH	Demolition of existing garage. Erection of outbuilding (garage/ workshop)	Refused	22/07/2020
20/00619/PNRT	Prior Approval - Telecommunications	Land Adjacent To Peter Baines Industrial Estate Woods Lane Derby	Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works	Prior Approval Approved	29/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00620/FUL	Full Application	252 Normanton Road Derby DE23 6WD	Retention of Change of Use from retail and residential (Use Class A1 and C3) to Dental Surgery (Use Class D1) together with erection of 3 storey extension to rear of property	Refused	10/07/2020
20/00622/FUL	Full Application	69 Hillsway Littleover Derby DE23 3DW	Single storey side/rear extension to dwelling house and erection of outbuilding (garage)	Approval	22/07/2020
20/00624/PNRH	Prior Approval - Householder	1 Overdale Road Derby DE23 6AU	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3m, height to eaves 2.7m) to dwelling house	Prior Approval Not Required	22/07/2020
20/00627/PNRH	Prior Approval - Householder	32 Fiskerton Way Derby DE21 2HQ	Single storey rear extension (projecting beyond the rear wall of the original house by 4.55m, maximum height 3.7m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	20/07/2020
20/00628/PNRH	Prior Approval - Householder	85 Brisbane Road Derby DE3 9LR	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.9m, height to eaves 2.9m) to dwelling house	Prior Approval Not Required	14/07/2020
20/00629/CAT	Works to Trees in a Conservation Area	11 Lavender Row Derby DE22 1DF	Felling of two Conifer trees within the Darley Abbey Conservation Area	Approval	22/07/2020
20/00632/PNRT	Prior Approval - Telecommunications	Land Adjacent To Telecommunications Mast Warwick Avenue Derby	Installation of a 20m high monopole with six antennas, equipment cabinets and ancillary development	Prior Approval Approved	22/07/2020
20/00633/FUL	Full Application	14 Dorrien Avenue Derby DE23 8WB	Erection of an outbuilding (annexe accommodation)	Approval	10/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00636/FUL	Full Application	8 Epworth Drive Derby DE24 0JA	Two storey side and single storey rear extensions to dwelling house (store, utility, two en-suites and enlargement of living space) and erection of an outbuilding (garage, W.C. and office)	Approval	30/07/2020
20/00645/FUL	Full Application	32 Onslow Road Derby DE3 9JH	Single storey side/rear extension to dwelling (sun lounge)	Approval	30/07/2020
20/00654/PNRH	Prior Approval - Householder	4 Stonesby Close Derby DE21 2EB	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.5m, height to eaves 2.8m) to dwelling house	Prior Approval Not Required	22/07/2020
20/00656/PNRH	Prior Approval - Householder	66 Chain Lane Derby DE23 4DZ	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.35m, height to eaves 3m) to dwelling house	Prior Approval Approved	23/07/2020
20/00657/NONM	Non-Material Amendment	124 Chaddesden Park Road Derby DE21 6HG	Two storey side extension to dwelling house (covered way, two bedrooms and en-suite) - non-material amendment to previously approved planning permission 19/01300/FUL to amend the external materials to the first floor side extension and include two roof lights	Approval	29/07/2020
20/00661/FUL	Full Application	130 Station Road Mickleover Derby DE3 9FN	Erection of an outbuilding	Approval	29/07/2020
20/00662/CAT	Works to Trees in a Conservation Area	47 Hartington Street Derby DE23 8EB	Felling of an Ash tree within the Hartington Street Conservation Area	Approval	23/07/2020
20/00666/CAT	Works to Trees in a Conservation Area	128 Green Lane Derby DE1 1RY	Crown lift to provide 3m canopy clearance above car park ground level. To be carried out once a year for a period of ten years of a Lime tree within the Green Lane and St Peter's	Approval	23/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			Conservation Area		
20/00667/FUL	Full Application	58 Empress Road Derby DE23 6TE	Retention of single storey rear extension to dwelling house	Approval	30/07/2020
20/00668/FUL	Full Application	134 St Albans Road Derby DE22 3JP	Single storey side/rear extension to dwelling house (kitchen)	Approval	22/07/2020
20/00672/VAR	Variation of Condition	490 Duffield Road Derby DE22 2DJ	Two storey front and rear extensions to dwelling house, installation of a new roof to form rooms in the roof space, formation of a raised terrace area to the rear elevation and erection of a detached garage - variation of condition 2 of previously approved planning permission 19/00472/FUL to change the location of the garage	Approval	24/07/2020
20/00673/PNRH	Prior Approval - Householder	39 Arlington Road Derby DE23 6NZ	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.4m, height to eaves 3m) to dwelling house	Prior Approval Not Required	23/07/2020
20/00677/FUL	Full Application	22 Tennyson Street Derby DE24 8BN	Single storey side/rear extension to dwelling house (living space, bedroom and shower room)	Approval	22/07/2020
20/00680/FUL	Full Application	19 Andrew Close Derby DE23 4AU	Single storey side and rear extensions to dwelling (bedroom, en-suite and lounge and enlargement of kitchen/dining area)	Approval	29/07/2020
20/00687/FUL	Full Application	310 Uttoxeter Road Derby DE3 9AG	Single storey rear extension to dwelling house (utility and kitchen/dining area)	Approval	24/07/2020
20/00688/FUL	Full Application	245 Duffield Road Derby DE22 1ET	Single storey front and rear extensions to dwelling house (steps, garage, car port and kitchen/family/dining space) and alterations to the front bay window	Approval	29/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00695/DISC	Compliance/Discharge of Condition	82 The Hollow Littleover Derby DE23 6GL	Two Storey Side Extension To Dwelling House (Cloakroom And Enlargement Of Bathroom) - discharge of condition no 3 of previously approved permission 04/18/00559	Discharge of Conditions Complete	02/07/2020
20/00696/FUL	Full Application	14 Caesar Street Derby DE1 3RU	Installation of replacement timber windows and timber door to the front elevation	Approval	30/07/2020
20/00698/CAT	Works to Trees in a Conservation Area	50 Ashbourne Road Derby DE22 3AD	Various works to trees within the Friar Gate Conservation Area including a 10 year management plan.	Raise No Objection	24/07/2020
20/00712/DISC	Compliance/Discharge of Condition	64 Otter Street Derby DE1 3FB	Demolition of wall. Engineering works to include erection of a stair shaft with spiral staircase, boundary wall and the installation of decking and new garage doors - Discharge of condition 3 of previously approved permission 20/00394	Discharge of Conditions Complete	21/07/2020
20/00717/FUL	Full Application	30 Windmill Hill Lane Derby DE22 3BQ	Two storey rear extension and rendering to principal elevations	Approval	29/07/2020
20/00747/FUL	Full Application	1 Riddings Derby DE22 2GD	Two storey and single storey side extensions to dwelling house (hall, garage/storage, W.C., utility and bedroom) and roof alterations including installation of a dormer to form rooms in the roof space	Application Withdrawn	31/07/2020
20/00757/PNRH	Prior Approval - Householder	21A Parkstone Court Derby DE3 0RJ	Single storey rear extension (projecting beyond the rear wall of the original house by 8m, maximum height 4m, height to eaves 2.6m) to dwelling house	Prior Approval Not Required	22/07/2020
20/00758/FUL	Full Application	Unit 4C Sinfin Commercial Park Sinfin Lane Derby DE24 9HL	Change of use from industrial to gym (Use Class D1)	Application Withdrawn	28/07/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00776/DISC	Compliance/Discharge of Condition	Sunglow 11 Chevin Road Derby DE1 3EX	Erection of an outbuilding (gym), boundary wall and gates - discharge of condition no 3 of previously approved permission 20/00477	Discharge of Conditions Complete	27/07/2020