

Applications to be Considered

Purpose

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

Recommendation(s)

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

Reason(s)

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

Supporting information

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

Public/stakeholder engagement

- 5.1 None.

Other options

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

Financial and value for money issues

- 7.1 None.

Legal implications

- 8.1 None.

Climate implications

9.1 None.

Other significant implications

10.1 None.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal		
Finance		
Service Director(s)		
Report sponsor	Paul Clarke	05/07/2022
Other(s)	Ian Woodhead	05/07/2022

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

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1	1 - 6	22/00564/FUL	17 Walnut Close Derby DE73 6UH	Single storey side/rear extensions to dwelling house (hall, W.C., utility room and kitchen)	To grant planning permission with conditions.
2	7 - 17	22/00459/FUL	78 Carlton Road Derby DE23 6HD	Change of use from dwelling house (Use Class C3) to a six bedroom (eight occupant) house in multiple occupation (Sui Generis Use)	To grant planning permission with conditions.
3	18 - 27	22/00724/FUL	130 Uttoxeter Old Road Derby DE1 1GE	Change of use from a six bedroom (six occupant) house in multiple occupation (Use Class C4) to a six bedroom (eight occupant) house in multiple occupation (Sui Generis)	To grant planning permission with conditions.

Committee Report Item No: 1

Application No: 22/00564/FUL

Type: Full Application

1. Application Details

1.1. Address: 17 Walnut Close, Chellaston.

1.2. Ward: Chellaston

1.3. Proposal:

Development for a single storey side and rear extension (kitchen, WC, Hall, utility)

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/22/00564/FUL>

Brief description

The application site is located on the west side of Walnut Close, off the head of the cul-de-sac. It is a semi-detached two storey dwelling with an additional floor level within the roof space. Land levels are generally flat. The rear garden is bounded by 1.5m height close board fencing along its north and south boundaries. An existing single storey rear extension occupies the rear elevation.

Proposal

Full permission is sought for the construction of a single storey side and rear extension. Amended plans have been received during the life of the application, showing a revised roof design.

The rear extension would measure 4.4m depth, 7.2m width. There would be a dual height of 3.5m to the common boundary with No.15 and 4m height to the remainder. The side extension measures 13.4m in depth, 1.9m in width and 4m height. Rooflight windows are shown across the side and rear roof plane.

A mono-pitched roof canopy would occupy the front elevation above the existing ground floor bay window. This would be 3.5m in height from ground level.

2. Relevant Planning History:

No recent or relevant planning history.

3. Publicity:

Neighbour Notification Letters sent to 3 adjoining properties.

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

4. Representations:

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

One Councillor objection and one third party representation received

- Third party representation- the main points raised include: loss of light from lounge window and light/sun from patio.
- The amended plan makes no difference to the impact of loss of light
- Councillor objection – agree with comments in objection

5. Consultations:

No consultations required

6. Relevant Policies:

- 6.1. 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	Housing 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:

https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/localplan/evidencebase/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf

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

https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/localplan/part1/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.

6.2. Non-housing applications:

The Local Plan (consisting of the policies of the DCLP1 and the saved policies of CDLPR) covers the period 2011 to 2028 and was adopted on 25 January 2017. The policies of the local plan were reviewed in December 2021 in line with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017 and paragraph 33 of the NPPF, the provisions of which require Local Plan policies to be reviewed at least every 5 years. The officer led review, endorsed by the Council's Cabinet on 8 December 2021, indicated that all of the policies relevant to the consideration of this application are still up to date and carry weight in the decision-making process as they remain consistent with the NPPF and there have been no changes in local circumstances that render any of the policies out of date. The application is therefore being considered in terms of its accordance with the policies of the Local Plan and any other material considerations, including the National Planning Policy Framework.

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

7.2. Residential Amenity

7.1. Design

Saved Policy H16 (Housing Extensions) of the CDLPR states that permission will be granted for extensions to residential properties provided that "there is no significant adverse effect on the character and appearance of the dwelling or the street scene" taking into account design, massing, visual prominence and materials. The principle of good design is reinforced by adopted Policies CP3 (Placemaking Principles) and CP4 (Character and Context) of the DCLP – Part 1 which seek to ensure high quality design and a good relationship between proposed development and existing buildings and the local area, and by section 12 of the National Planning Policy Framework (Achieving well-designed places).

The proposed development consists of three elements: a roof canopy to the front elevation, the side extension which interconnects with the rear extension. The proposed mono-pitched canopy structure to the front elevation would span almost the entire width of the dwelling at a height of 3.5m, positioned above the existing front bay window. Whilst the proposed canopy structure would affect the principal façade,

given its size, position and 'light weight' form, such a modification has a negligible impact upon the character and appearance of the host dwelling.

Similarly, the proposed single storey side extension would be generally minor development and its simple design would befit the application dwelling without compromising its architectural form, nor the visual balance of the pair of semi-detached dwellings. As the side extension interconnects with the rear extension creating a 'wrap-around' footprint, the overall footprint measures 13.5m in depth. Whilst this would create an elongated side aspect, such a footprint would nevertheless be tolerable given the plot size, and proportions of the host dwelling. Although much of the side extension would be visually appreciable from the head of the cul-de-sac, the street scene implications for both the side extension and front canopy are minimal and can be accepted in design terms.

The proposed rear extension has been altered from a mono-pitched roof profile to a hipped roof profile, facing No.15. Dimensionally, it would measure 4.4m depth and 7.2m width. There would be a dual height of 3.5m to the common boundary with No.15 and 4m height to the remainder of the roof. As this affects the rear aspect only, it would not be clearly viewed from the street frontage. I find the revised plan drawing to be acceptable in design terms. Accordingly, the scheme would comply with relevant design Policies CP3 and CP4 and saved Policy H16..

7.2. Residential Amenity

Saved policy GD5 (Amenity) of the CDLPR states that "Planning permission will only be granted for development where it provides a satisfactory level of amenity within the site or building itself and provided it would not cause unacceptable harm to the amenity of nearby areas. In considering harm, the Council will consider the following: a. Loss of privacy; b. Overbearing (massing) effect; c. Loss of sunlight and daylight; d. Noise, vibration, smells, fumes, smoke, soot, ash, dust or grit; e. Air, water, noise and light pollution; f. Hazardous substances and industrial processes; g. Traffic generation, access and car parking".

The main residential amenity impacts relate to immediate adjoining occupiers at No.15 and No.19 Walnut Close. With regards to No.19, which abuts the northern common boundary, this property contains an existing single storey extension with a rear facing obscure glazed window. As the proposed extension would project approximately 2m beyond the rear building line of the neighbouring extension, the resulting built relationship would be satisfactory. Whilst the 13.5m depth of the side extension would dominate the side aspect of No.19, there is only one side facing window to No.19, facing the application site, which appears to be a 'secondary' window. Consequently, there would not be any undue massing or overlooking impacts upon the occupiers of No.19 Walnut Close.

In respect of No.15, which is the immediate neighbour to the south, the original design of the pair of semi-detached dwellings is "T" shaped in its footprint. This also means the original form of the application dwelling contains a two storey rear projecting 2.2m depth section, extending beyond the original rear building line of No.15. Moreover, there is a lounge window situated approximately 1m from this side blank brick wall. Therefore, this existing juxtaposition already has some degree of massing affect.

The agent has revised the plan drawings by introducing a hip within the roof to the side extension facing No.15, which reduces the eaves level along the side extension and reduces the roof height impact. As such, the hipped roof design allows the roof to slope away from the side elevation facing No.15. The eaves height measures 2.33m and ridge height 3.5m, with an overall depth of 4.4m. Under permitted development rights, a 2m boundary fence/wall could be built along the common boundary.

Furthermore, permitted development rights allow dimensions of 4m height and 3m depth for a single storey rear extension. In considering the amenity impacts upon the occupiers of No.15, the revised design reduces the physical impact of the extension. Also, the additional size of the proposed rear extension beyond the size of extension that could be built under permitted development rights is not significantly different.

The neighbouring property No.15 is located to the south side of the application site, meaning the extension would not impede sunlight reaching the rear aspect. In addition, No.15 benefits from a large corner garden layout without any built development to its south side. It is considered that the proposed rear element would have some massing impact upon the rear lounge window to No.15, however the impact would not result in significant adverse impacts to warrant the scheme unacceptable, with the amended roofline in place. Therefore in residential amenity terms, the scheme would comply with policy GD5.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed development would be acceptable in design and amenity terms and the revised drawings would reduce the amenity impacts on nearby dwellings.

8.3. Conditions:

1. Standard condition - time limit

Reason: Time limit reason

2. Standard condition list of approved plans

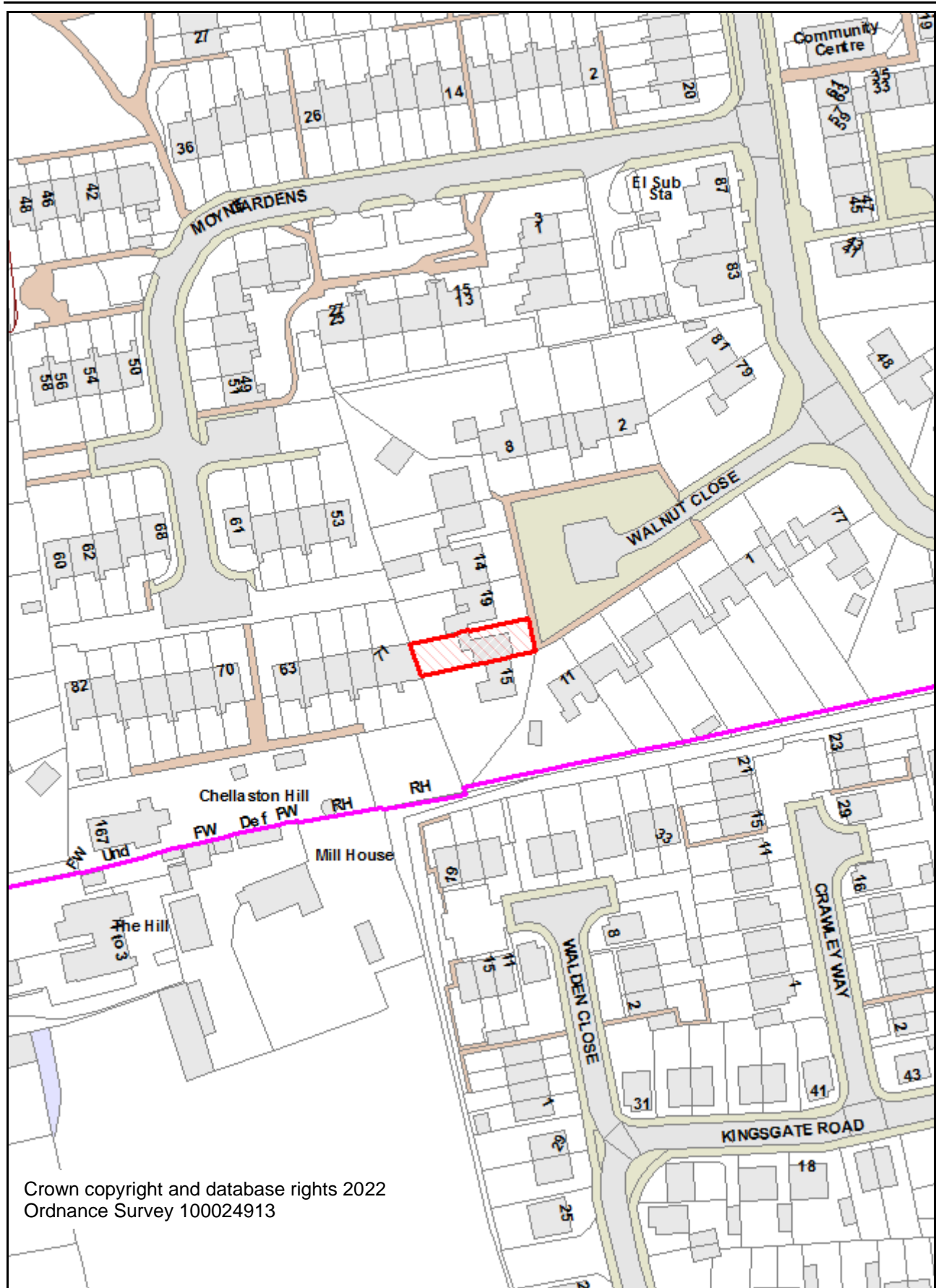
Reason: For the avoidance of doubt

3. External materials to match appearance of existing dwelling.

Reason: For satisfactory appearance of the development.

8.4. Application timescale:

The 8 week target date was 2 June 2022. An extension of time has been agreed until 21 July.



1. Application Details

1.1. Address: 78 Carlton Road, Derby

1.2. Ward: Abbey Ward

1.3. Proposal:

Change of use from dwelling house (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/22/00459/FUL>

Brief description

The dwelling at 78 Carlton Road, is a semi-detached property surrounded, predominantly by residential dwellings of a similar size however, varying style, character and design.

Roof alterations are currently being undertaken at the property by way of a hip to gable roof extension, which is permitted development and is not being assessed as part of the current change of use application.

The proposed bedrooms and shared living spaces would be located at ground floor, first floor and second floor levels as follows:

Ground floor

Bedroom 1 – One person bedroom with en-suite – 14 Sq.m

Shared kitchen- 17 Sq.m

Shared hallway- 10 Sq.m

Shared lounge- 19 Sq.m

First floor

Bedroom 2 – One person bedroom with en-suite – 12 Sq.m

Bedroom 3 – One person bedroom with en-suite - 10 Sq.m

Bedroom 4 – One person bedroom with en-suite – 11 Sq.m

Gym-6m²

Shared landing 9m²

Second floor

Bedroom 5 – Double occupancy bedroom with en-suite – 14 Sq.m

Bedroom 6 – Double occupancy bedroom with en-suite – 14 Sq.m

It should be noted that a small HMO of up to 6 people falls under Use Class C4. The HMO proposed would, be for two additional people occupying the property from that currently permitted to form a total of 8 persons, living at the property.

2. Relevant Planning History:

No Planning History

3. Publicity:

Neighbour Notification- 6 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:

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

Cllr Atwal – I would like to object to this application please & I will attend Planning Committee.

4 Letters of objection

Reasons for objection include:

- Insufficient parking space to the front of the property.
- Highway safety and insufficient manoeuvrability for vehicles and access for emergency vehicles.
- Highway safety- bus route
- Noise and disturbance from construction and number of residents.
- Loss of family homes

5. Consultations:

5.1. Highways Development Control:

According to the application form, the property is an existing 4 bed dwelling.

No off-street parking is proposed; although there are proposals to provide cycle parking to the rear.

Drawing 13A3 Rev 1 states "While there is an abundance of street parking, residents will be encouraged to make use of the lockable bike storage at the rear of the property and use local transport links including the public bus routes. Carlton road is situated directly on the 5/5A bus route with bus stop signs within 2-300 metres in either direction."

Whilst highway parking should not be considered as available for all occupants, the site is nevertheless in a sustainable location.

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

This shows that for a 1 room non-owner occupied flat (which is the best equivalent to a room in a House in Multiple Occupation) that the average car ownership is 0.3 vehicles. As such, for a 6 bedroom HMO this would equate to 2-3 vehicles; a figure which is not dissimilar to that which would be associated with occupation as a four bed family dwelling.

I am advised that “permitted development rights would allow for the use of the building to accommodate 6 people without requiring planning permission under permitted development rights as a House in Multiple Occupation”.

As six room HMOs are considered permitted development. Therefore, there is also an additional argument that the only impact that can be considered material is that of the additional rooms above the permitted limit, which in this case would mean that there would be no additional vehicles associated with the development.

Para 111 of the National Planning Policy Framework states that

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

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

Whilst the scheme would potentially increase demand for parking spaces, the Highway Authority considers that it would not be possible to argue that the scheme would lead to ‘unacceptable impacts’ to highway safety or upon the adjacent highway network.

NOTE TO APPLICANT

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

5.2. Resources and Housing (HIMO):

This department has reviewed the planning application in accordance with the relevant housing legislation and guidelines which are applied by this department. It does not have any objections to the proposals, but the following should be noted:

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Type: Full Application

It is noted the property is intended to be let to multiple households so it will be classed as an HMO under Section 254 of the Housing Act 2004. As the HMO is intended to be occupied by 5 or more persons a mandatory HMO licence will be required.

In order to obtain a licence it will need to be adequately managed and free of significant hazards under the Housing Health and Safety Rating System (HHSRS). This will include provision and maintenance of fire precautions. Guidance on fire safety in HMOs can be found in the LACORS Housing fire Safety guidance. This department will generally use this guidance when assessing fire safety in residential property.

It will also need to meet the guidelines set out by this Authority for space and amenities in HMOs in the City. The published guidance should be referred to in order to ensure rooms are of an adequate size and there are enough cooking, washing, food storage, food preparation, waste and bathing facilities for the number of people proposed to be housed.

If work is carried out that results in the property failing to meet standards in terms of space, amenities and fire precautions, enforcement action may be taken by the Housing Standards Team. The space and amenity guidance, information about HHSRS and LACORS fire safety guidance can be obtained from the Housing Standards pages of the Derby City Council's website.

Conversion work must be carried out in accordance with current building Regulations. Substantial alterations in residential accommodation which is not carried out to the current standards may later be subject to enforcement under the Housing Act 2004, depending on the circumstances.

6. Relevant Policies:

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

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

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

Saved CDLPR Policies

GD5	Amenity
H13	Residential Development – General Criteria

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

https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/localplan/evidencebase/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf

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

https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/localplan/part1/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.

6.2. Applications involving the provision of housing:

The Local Plan (consisting of the policies of the DCLP1 and the saved policies of the CDLPR) covers the period 2011 to 2028 and was adopted on 25 January 2017. The policies of the local plan have been reviewed in line with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017 and paragraph 33 of the NPPF, the provisions of which require Local Plan policies to be reviewed at least every 5 years. The officer led review was endorsed by the Council's Cabinet on 8 December 2021.

The review found that, apart from the housing target elements of policy CP6 (Housing Delivery), the policies of the Local Plan remain consistent with national policies, including the latest updates to the NPPF and can be given weight in decision making.

Policy CP6 sets a housing requirement of 11,000 new homes over the 17 year Plan period (647 dwellings annually). However, in December 2020, Government amended it's 'Standard Method' for calculating Housing Need to include a 35% uplift in the top 20 largest urban areas in England which includes Derby. The standard method housing need calculation for Derby City now stands at 1,189 dwellings a year and this is significantly higher than the CP6 requirement. Therefore, the housing requirement in Policy CP6 is out of date.

A further consequence of the significant increase in housing requirement, brought about by the change to the standard method, is that the Council can no longer demonstrate a 5 year supply of housing land as required by the NPPF (NPPF paragraph 74 (footnote 39) refer). The current supply of deliverable sites is sufficient to provide 3.9 years of dwellings against the annual 1,189 requirement.

For the purposes of decision making, the lack of a demonstrable 5 year housing land supply means that the presumption in favour of development and the tilted balance set out in the NPPF is invoked (paragraph 11 footnote 8 of the NPPF).

Paragraph 11d of the NPPF requires that where there is no five year supply this means granting planning permission unless –

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Type: Full Application

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- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

As this proposal involves the provision of housing, the application is being considered in terms of its accordance with NPPF paragraph 11d and other material considerations. This does not mean that the policies of the Local Plan are ignored but that their requirements can be considered, and given weight, where they accord with the policies of the NPPF.

Other material considerations to weigh in the planning balance are that the Council's housing needs have increased significantly and as such the benefits of delivering housing carry greater weight. Also, the degree to which the Council is unable to demonstrate a 5 year supply is material. A housing land supply of 3.9 years is a significant shortfall and therefore very significant weight should also be applied in favour of applications that can contribute to increasing this supply.

The implications of the tilted balance on the officer recommendations are discussed further in the officer appraisal section of this report below.

7. Officer Opinion:

Key Issues:

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

7.1. The proposed use of the site

7.2. Proposed six bedroom (eight occupant) HMO use and its implications to neighbouring residents

7.3. Highway implications

7.4. Objections

7.5. Conclusion

7.1. The proposed use of the site

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

The proposal comprises the conversion of the existing residential property to create an eight person HMO. The proposal would marginally increase the variety and amount of housing delivery in accordance with Core Strategy policy CP6. As set out in the policy comments regarding the "tilted balance", the Council's housing needs have increased significantly and as such the benefits of delivering housing carry

greater weight. Also, the degree to which the Council is unable to demonstrate a 5 year supply is material. There is currently a significant housing land supply shortfall and therefore very significant weight should be applied in favour of applications that can contribute to increasing this supply.

7.2. Proposed six bedroom (eight occupant) use and its implications to neighbouring residents

In regard to the use as a six bedroom (eight occupant) HMO, a small HMO of up to six people would fall under Use Class C4. Planning permission is not required for a HMO of up to 6 residents. The proposed introduction of 2 additional residents requires permission as a larger HMO of more than 6 occupants is a Sui Generis use. The 2 additional residents would occupy the two double rooms in the roofspace, which are both the largest rooms at 14 sq metres. The property has a large communal kitchen and lounge space on the ground floor and a gym on the first floor, for the use of residents, in addition to the rooms themselves. The amount of residential accommodation for the use of occupants would therefore be generous in scale and floorspace. This proposal would result in two additional people living at the property and on that basis the proposed increase in occupation, is considered to be acceptable in this location and would be difficult to argue against at any future appeal.

As per Derby City Councils Housing Standards, room size standards the minimum room sizes for a single occupancy and double occupancy room in an HMO, where there is other living space available elsewhere, is 8m² and 12m² respectively. Taking this into consideration, I am satisfied that the bedrooms/shared living spaces would exceed these requirements, providing adequate living and bathroom facilities for any future occupants, which has been confirmed by the City Council's Housing Standards team. The proposed layout and size of the rooms is also considered to form a pleasant and secure living environment for the occupants as required by Policy CP3 and saved Policy H13.

In regard to residential amenity, saved Policy GD5 states that "permission will only be granted for development where it provides a satisfactory level of amenity within the site or building itself and provided it would not cause unacceptable harm to the amenity of nearby areas". With this in mind it is considered that the proposed introduction of a more intensive type of residential use, by forming a HMO, would not result in any undue material impact to neighbouring residents within the vicinity of the site, by way of loss of privacy, increased pollution (such as noise), disturbance or resultant parking implications. Although a number of objections have been raised by third parties and a Councillor, the use of the building to be occupied by up to eight occupants would not, in my opinion, be an unreasonably harmful level of use of the proposed building, bearing in mind the size of the property and the context in a relatively high density residential area. Although concerns have been raised in respect of 'clusters' of HMO's in certain areas, I can confirm that according to the latest mapping information there are no HMO's of six or more people in operation in close proximity to the site. The closest HMO's recorded are at Palmerston Street, Porter Road and Chatsworth Street. It does however need to be noted that these are only licenced HMO's therefore any HMO's operating under Permitted Development Rights are not shown on the map. Taking this into consideration I am satisfied that

the proposed use would meet criteria set out in adopted policies CP3, CP4 and CP23 of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies H13 and GD5 of the adopted City of Derby Local Plan Review.

7.3. Highway implications

Although third party objections have been received in regard to the current and future parking in the area, the Highways Officer does not raise objection in respect of the potential additional parking generated by the occupants of the HMO, given the sustainable location of the property, on a bus route and therefore accessible the City Centre. The cycle parking indicated in the rear garden of the property can be secured by a suitable planning condition for clarity.

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

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

7.4. Objections

Four letters of objection and one Councillor objection have been received in response to this application. A number of the objections raised are not considered to be material planning matters therefore cannot be dealt with by the Planning Authority. I am satisfied that all relevant planning matters relating to highway implications, residential amenity and housing standards have been adequately addressed within the appraisal section of this report.

7.5. Conclusion

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

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed increase in the use of the residential property to form a six bedroom (8 person) HMO would marginally increase the variety and amount of housing delivered in this part of the city and 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 and the proposed residential use would not cause such an overriding adverse impact on residential amenity or the character of the area to warrant a refusal.

8.3. Conditions:

1. Standard condition (3 year time limit)

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

2. Standard condition list of approved plans

Reason: For the avoidance of doubt.

3. No part of the development hereby permitted shall be brought into use until the covered cycle parking area on site has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

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

8.4. Informative Notes:

Highways:

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

Committee Report Item No: 2

Application No: 22/00459/FUL

Type: Full Application

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

Housing Standards:

If the HMO property is occupied by 5 or more persons a mandatory HMO licence will be required:

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

If work is carried out that results in the property failing to meet standards in terms of space, amenities and fire precautions, enforcement action may be taken by the Housing Standards Team. The space and amenity guidance, information about HHSRS can be obtained from the Housing Standards pages of the Derby City Council's website.

<https://www.derby.gov.uk/trading-standards-environmental-health/environmental-health/housing-standards/housing-health-safety-rating-system/>

LACORS fire safety guidance

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

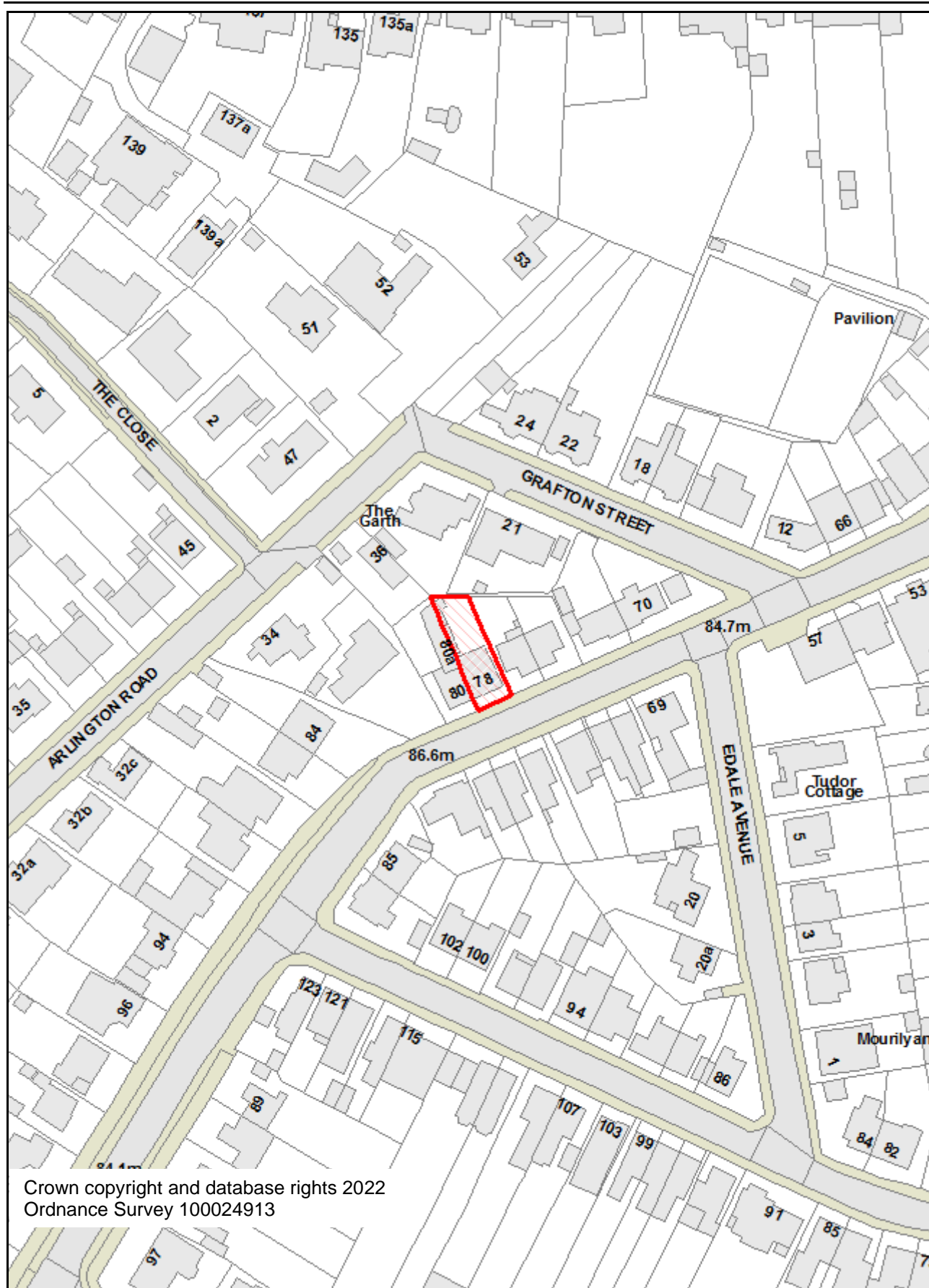
Conversion work must be carried out in accordance with current building Regulations. Substantial alterations in residential accommodation which is not carried out to the current standards may later be subject to enforcement under the Housing Act 2004, depending on the circumstances.

8.5. Application timescale:

This application expired 17/05/2022 however, has been delayed in order to be heard at Full Planning Committee. An extension of time has been agreed until Monday 18th July.

Application No: 22/00459/FUL

Type: Full Application



Committee Report Item No: 3

Application No: 22/00724/FUL

Type: Full Application

1. Application Details

1.1. Address: 130 Uttoxeter Old Road, Derby

1.2. Ward: Mackworth

1.3. Proposal:

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

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/22/00724/FUL>

Brief description

This application relates to a traditional, two-storey, mid-terraced dwelling licensed for use as a house in multiple occupation (HMO) for up to eight occupants since March 2022. The property is situated on the northern-eastern side of Uttoxeter Old Road, close to its junction with Etwall Street. The house is set within a linear garden plot which extends towards the boundary of No. 6 Etwall Street. To the rear of the property there is an enclosed garden area (approx. 12m long). Shared pedestrian access to the property is provided from Etwall Street. There is no designated off-street parking at the site. The surrounding area is primarily residential, with some pockets of commercial land use. The vacated Quarndon Electrics site located on the opposite side of Etwall Street had permission, since lapsed, to be converted into flats. The neighbouring dwelling at No. 132 Uttoxeter Old Road is also licensed as a HMO for up to six occupants.

The Proposal

Permission is sought to change the use of the site from a HMO housing six occupants to a HMO housing eight occupants in line with the HMO licence. The submitted plans show that the proposal would provide accommodation over three floors with bedroom sizes varying between approx. 9 square metres and 21 square metres all with en-suite WC. On the ground floor a communal kitchen/dining area would be provided. The largest first-floor bedroom (Bedroom 5) and the second-floor bedroom (Bedroom 6) would be dual occupancy with their own kitchen facilities. Occupants would have access to a shared rear garden area.

2. Relevant Planning History:

Application No:	20/00212/FUL	Type:	Full
Decision:	Refused	Date:	11.11.2020
Description:	Change of use from dwelling house (Use Class C3) to a six bedroom, eight occupant house in multiple occupation (Sui Generis Use) including installation of a dormer to the rear elevation and a roof light to the front elevation		

3. Publicity:

Neighbour Notification Letter to 3 addresses surrounding the site

Site Notice

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

4. Representations:

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

One representation has been received in objection on the following points:

- Noise and damage to property resulting from access to the cycle parking at rear of the garden;
- Lack of parking provision and existing parking pressure on the street.

5. Consultations:

5.1. Highways Development Control:

In highway terms, the proposals are the same as those historically refused by the Local Planning Authority in respect of application 20/00212/FUL.

These observations are primarily based upon information shown on submitted application drawing "20012-P-001".

Uttoxeter Old Road is subject to a "no waiting at any time" (double yellow lines) parking restrictions and bus stop clearways, with short sections of unrestricted parking fronting some of the dwellings.

Neighbouring side streets are not subject to waiting restrictions. Granville Street (opposite the application site) is a private street. I note also that the developer is proposing to provide a cycle store to the rear of the development.

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

This shows that for a 1 room non-owner occupied flat (which is the best equivalent to a room in a House in Multiple Occupation) that the average car ownership is 0.3 vehicles. As such, for a 6 bedroom HMO this would equate to 1-2 vehicles

Committee Report Item No: 3

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Type: Full Application

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

Para 111 of the National Planning Policy Framework states that

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

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

Whilst the scheme would potentially increase demand for parking spaces, it remains the view of the Highway Authority that it would not be possible to argue that the scheme would lead to ‘unacceptable impacts’ to highway safety

5.2. Resources and Housing (HIMO):

Housing Standards have no issues with the proposal to increase the occupation of this HMO from a 6 bed / 6 person to a 6 bed / 8 person property. All space and amenity requirements are within the legal requirements.

6. Relevant Policies:

- 6.1. 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
CP3	Placemaking Principles
CP4	Character and Context
CP6	Housing Delivery
CP23	Delivering a Sustainable Transport Network

Saved CDLPR Policies

GD5	Amenity
H13	Residential Development – General Criteria

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

https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/localplan/evidencebase/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf

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

https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/enviromentandplanning/planning/localplan/part1/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 National Planning Policy Framework (NPPF) is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.

6.2. Applications involving the provision of housing:

The Local Plan (consisting of the policies of the DCLP1 and the saved policies of the CDLPR) covers the period 2011 to 2028 and was adopted on 25 January 2017. The policies of the local plan have been reviewed in line with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017 and paragraph 33 of the NPPF, the provisions of which require Local Plan policies to be reviewed at least every 5 years. The officer led review was endorsed by the Council's Cabinet on 8 December 2021.

The review found that, apart from the housing target elements of policy CP6 (Housing Delivery), the policies of the Local Plan remain consistent with national policies, including the latest updates to the NPPF and can be given weight in decision making.

Policy CP6 sets a housing requirement of 11,000 new homes over the 17 year Plan period (647 dwellings annually). However, in December 2020, Government amended it's 'Standard Method' for calculating Housing Need to include a 35% uplift in the top 20 largest urban areas in England which includes Derby. The standard method housing need calculation for Derby City now stands at 1,255 dwellings a year and this is significantly higher than the CP6 requirement. Therefore, the housing requirement in Policy CP6 is out of date.

A further consequence of the significant increase in housing requirement, brought about by the change to the standard method, is that the Council can no longer demonstrate a 5 year supply of housing land as required by the NPPF (paragraph 74, footnote 39). The current supply of deliverable sites is sufficient to provide 3.17 years of dwellings against the annual 1,255 requirement.

For the purposes of decision making, the lack of a demonstrable 5 year housing land supply means that the presumption in favour of development and the tilted balance set out in the NPPF is invoked (paragraph 11 footnote 8 of the NPPF).

Paragraph 11d of the NPPF requires that where there is no 5 year supply this means granting planning permission unless –

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

As this proposal involves the provision of housing, the application is being considered in terms of its accordance with NPPF paragraph 11d and other material considerations. This does not mean that the policies of the Local Plan are ignored but that their requirements can be considered, and given weight, where they accord with the policies of the NPPF.

Other material considerations to weigh in the planning balance are that the Council's housing needs have increased significantly and as such the benefits of delivering housing carry greater weight. Also, the degree to which the Council is unable to demonstrate a 5 year supply is material. A housing land supply of 3.17 years is a significant shortfall and therefore very significant weight should also be applied in favour of applications that can contribute to increasing this supply.

The implications of the tilted balance on the officer recommendations are discussed further in the officer appraisal section of this report below.

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. Principle of Development & History

7.2. Creation of a High-Quality Living Environment

7.3. Impact on Neighbours & the Character of the Area

7.4. Highways & Parking

7.5. Planning Balance & Conclusions

7.1. Principle of Development & History

Members may recall a similar application on the same site which was refused in November 2020 for the following reason:

In the opinion of the Local Planning Authority the proposed change of use of the property to a 8 person 6 bedroom House in Multiple Occupation (Sui Generis) would create an over intensification of the residential use of the property, resulting in an unacceptable form of development that would be detrimental to the prevailing character of the wider residential area, by reason of the required additional on street parking to serve future residents, which could not be safely be provided on the local highway, particularly due to the limited amount of parking space available and resulting increase in traffic on Uttoxeter Old Road. For these reasons the proposal is contrary to saved policies GD5 and H13 of the adopted City of Derby Local Plan Review and the over-arching guidance in the NPPF which promotes good design in all development.

For clarity, the differences in the planning situation between that application and this one are as follows:

1. The refused application proposed the conversion of a C3 dwellinghouse to use as an eight-person HMO. The building has since been converted to use as a six-person

HMO via permitted development rights, including the installation of a dormer roof extension to facilitate that conversion. The building's HMO licence was issued in March of this year and allows for up to eight occupants

2. In the intervening period, the "tilted balance" has come into effect as described above at section 6.2 and weighs heavily in favour of residential development. The degree to which the Council is unable to demonstrate a 5-year supply is also material and there is currently a significant housing supply shortfall. Very significant weight should be applied in favour of applications that can contribute to increasing this supply.

The site of the proposal is not allocated for any particular use in the DCLP1. The site is located in an established residential area, reasonably close to local amenities and public transport and so could be argued to represent a sustainable location for residential development the provision of which is to be given significant weight. The proposal is therefore acceptable in principle in my opinion, provided that the requirements of relevant local and national planning policy and other material considerations, including the previous refusal, can be met. A discussion of these follows.

7.2. Creation of a High-Quality Living Environment

Saved policy H13 Residential Development – General Criteria requires development to create a satisfactory form of development and relationship to nearby properties [and] a high quality living environment". This policy is reinforced by the paragraph 130 of the NPPF, which states that "planning policies and decisions should ensure that developments [create] a high standard of amenity for existing and future users".

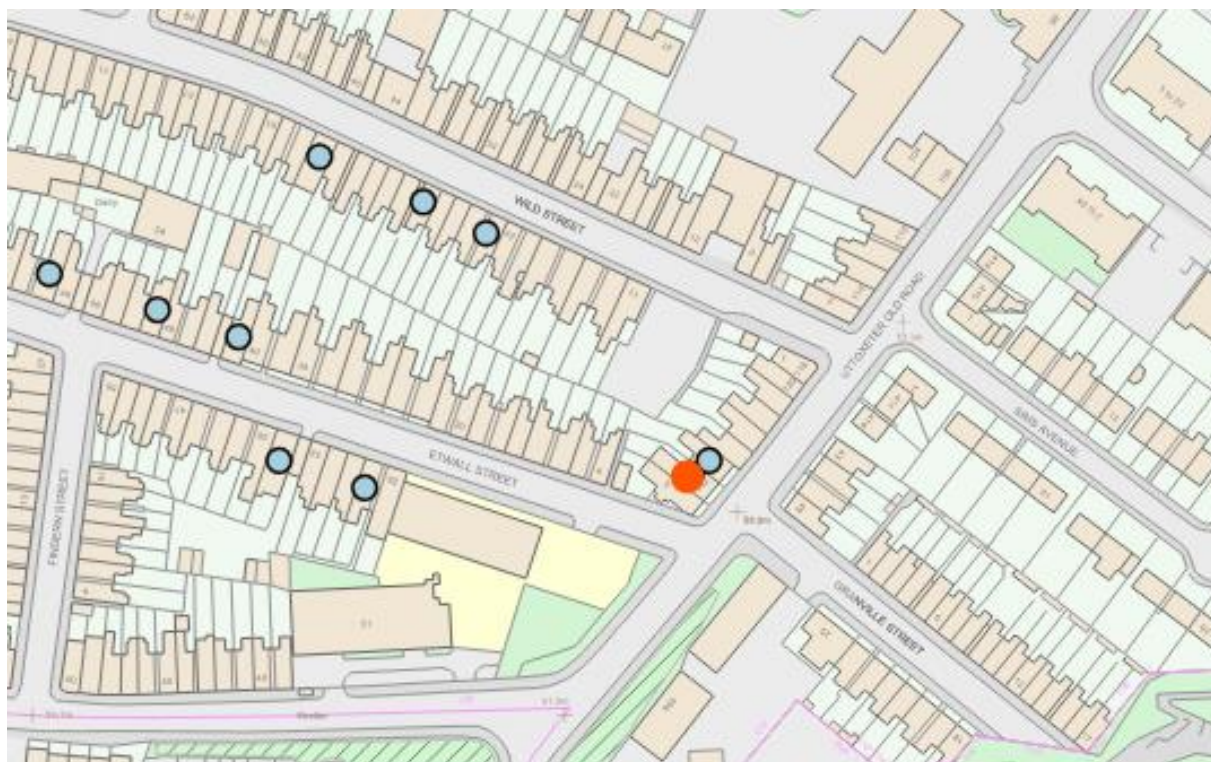
All bedrooms would meet the minimum 8 square metre area required for single person occupancy rooms within Derby City Council's Housing Standard's document 'Amenities and Space Guidance for Houses in Multiple Occupation'. Two rooms would meet the minimum 12 square metre area required for two-person occupancy. Main habitable rooms would have adequate levels of light and outlook, and residents would have access to outdoor shared amenity space. No objections have been raised to the proposed development by the Council's Housing Standards Team in terms of the internal spaces provided, layout, or fire safety precautions and it is considered that the development would provide a high-quality living environment for the future occupiers. No physical changes to the building are proposed and there are no implications for visual amenity. My overall opinion is that the proposal would comply with policies CP3 and CP4, H13 and paragraph 130 of the NPPF.

7.3. Impact on Neighbours and the Character of the Area

Saved policy GD5 Amenity prohibits "unacceptable harm to the amenity of nearby areas" from the effects of loss of privacy or light, massing, emissions, pollution, parking and traffic generation. The policy is reinforced by the NPPF, which states that "planning policies and decisions should ensure that developments [create] a high standard of amenity for existing and future users".

The proposed development would intensify the existing use through the introduction of two additional occupants to the building. To determine whether this increase would accord with policy the test is whether or not the intensification of the proposed use

could justifiably be described as constituting "unacceptable harm", and whether the increase in activity would result in a significant reduction in standards on amenity for occupants of the house itself, and occupants of the surrounding neighbourhood. My opinion is that it would not, for the reason that the neighbourhood is relatively densely populated and that, although a material change would occur to the site itself, within the context of the area the amount of additional accommodation would be proportionally very low. Although additional activity and, possibly, increased parking pressure and traffic may result, again the effect of two additional people living in the building would be minimal with regard to these issues. Also on the subject of the area's character, according to the Council's register of licensed HMOs which records licences issued for HMOs of five occupants or more, there are a small number of HMOs in the immediate area (see map below). It would therefore be difficult to reasonably argue that there is currently a proliferation of large HMOs locally or that this particular conversion would significantly alter the area's character.



Licensed HMOs in the immediate area. Application building shown by ●

Overall, it is considered that the development would not have any overriding adverse impact on residential amenity, or the general character of the area. Consequently, the proposals would comply with saved policies GD5 and H13 of the City of Derby Local Plan Review, and policies CP3 and CP4 of the DCLP – Part 1 (Core Strategy).

7.4. Highways & Parking

Adopted policy CP23 Delivering a Sustainable Transport Network seeks to ensure that new development provides appropriate levels of parking. Paragraph 110(b) of the NPPF encourages local planning authorities to ensure that safe and suitable access can be achieved for all users.

It is acknowledged that on-street parking is at a premium in this area and there are restrictions to prevent parking on this part of Uttoxeter Old Road. However, the site is in a sustainable location, within walking distance of the City Centre, local shops and services, and in close proximity to public transport links. Although it is also acknowledged that the scheme could potentially increase demand for on-street parking spaces in nearby streets, it is the view of the Highway Authority that it would not be possible to argue that the presence of two additional residents, even ones owning cars which is by no means a given, would lead to “unacceptable impacts” on highway safety or in combination with surrounding land uses would result in an unacceptable residual cumulative impact upon the surrounding highway network. Cycle parking is shown on the site plan and given the lack of vehicle parking capacity around the site, a condition on the subject is recommended below. I see no reason to conclude that access to the cycle parking would result in harm to residential amenity or surrounding property. Adequate bin storage is also proposed. I conclude that the proposal would meet the requirements of adopted policy CP23 of the City of Derby Local Plan Part 1 and paragraph 110(b) of the National Planning Policy Framework.

7.5. Planning Balance & Conclusions

The previous application on this site was refused on the basis that additional parking demand and traffic generation would adversely affect the area to an unacceptable degree. Although the occupation of the application building by eight people may result in a similar overall effect with regard to parking and traffic generation, the majority of the effect would result from the use of the building as a six-occupant HMO which is an existing situation and outside the scope of this application which is limited to assessment of an additional two occupants beyond this.

Also, the application of the tilted balance effectively raises the bar for refusal of residential development, meaning the test for a refusal of this proposal is whether the adverse effects of granting permission would “significantly and demonstrably outweigh the benefits” of doing so. The benefit in this case is a small increase in residential accommodation in the context of a significant shortfall. The adverse effects would be those given in the previous reason for refusal insofar as they apply to an additional two people living in the building. My opinion, as outlined above, is that the adverse effects attributable to an additional two occupants would be negligible and would not “significantly” or “demonstrably” outweigh the benefits inherent in increasing the City’s housing supply by even a small amount.

Overall, the proposal is considered to be acceptable with regard to character, residential amenity and highway safety. It is considered that all relevant planning matters have been adequately addressed and the proposal reasonably satisfies the requirements of the adopted policies of the DCLP1 and the saved policies of the adopted CDLPR as included within this report, with the tilted balance being taken into consideration.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed intensification of residential use may result in increased activity, parking pressure and traffic in the vicinity. These issues formed the basis for refusing planning permission for a similar development on the same site in 2020. However, since that decision the building has been converted to use as a six-person HMO via permitted development rights and the “tilted balance” has come into force, meaning great weight must be given to the provision of residential accommodation and the threshold for refusal of residential development has changed. The proposed increase in occupancy to eight residents from the existing six would be minor and the adverse effects of granting permission in this case, if any, would not outweigh the benefits of increasing the City’s residential accommodation by even a small amount. The proposal is therefore considered to be acceptable in principle, and with specific regard to the provision of a high-quality living environment, the local highway network and the character and appearance of the site and wider streetscene.

8.3. Conditions:

1. Standard three-year time limit condition.

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. Standard approved plan reference condition.

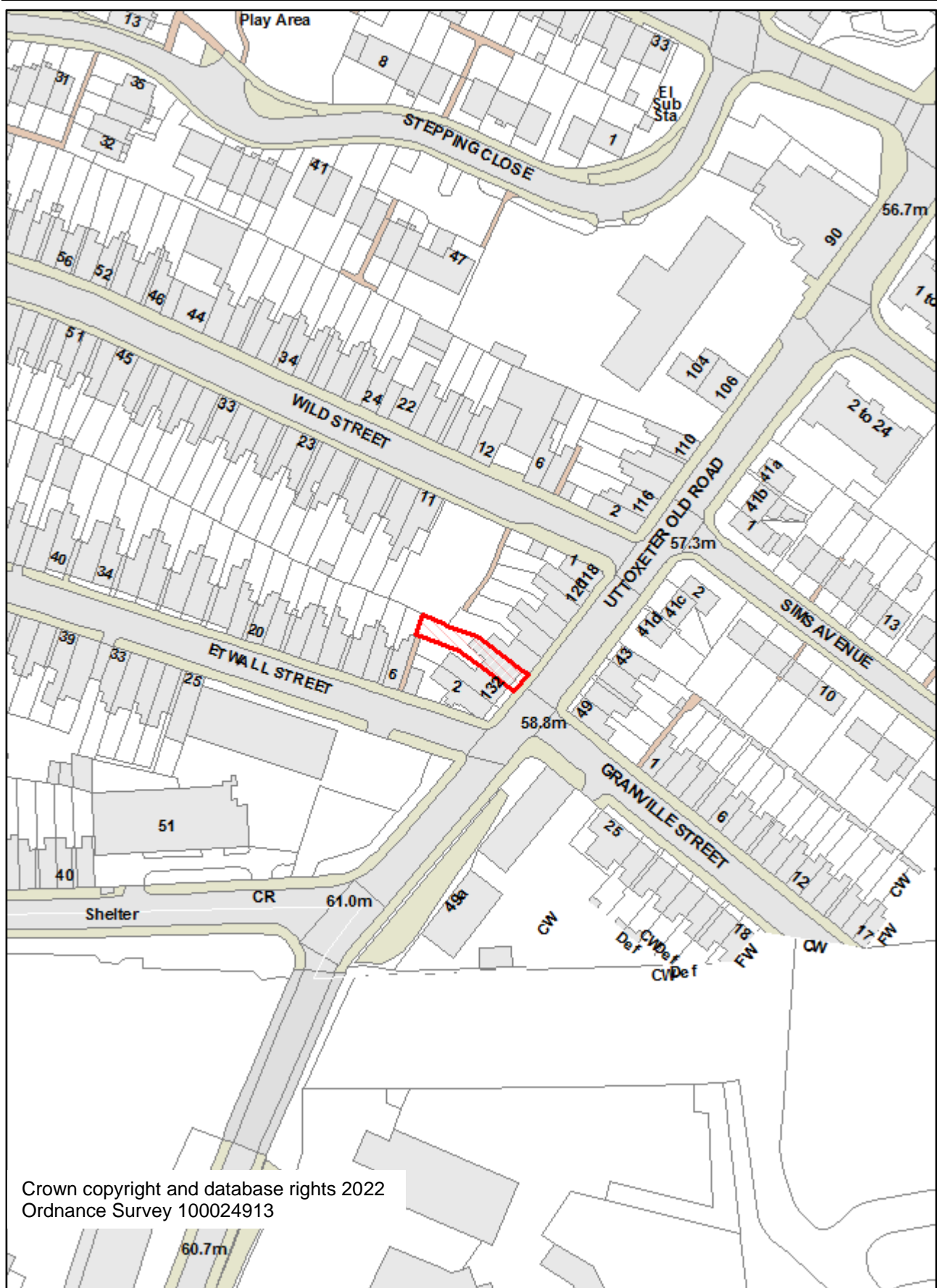
Reason: For the avoidance of doubt.

3. Condition controlling cycle parking and bin storage.

Reason: To promote sustainable travel and to ensure cycle and bin storage is retained for the life of the development.

8.4. Application timescale:

The determination period has ended, an extension has been sought from the agent.





Delegated decisions made between between 01/05/2022 and 31/05/2022



Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01274/DISC	Compliance/Discharge of Condition	16 Lewiston Road Derby DE21 6WH	Erection Of A Dwelling House (Use Class C3) - Discharge of condition 4 of previously approved application Code No. 11/17/01551	Discharge of Conditions Complete	18/05/2022
20/00119/FUL	Full Application	The Homestead 36 Sitwell Street Spondon Derby DE21 7FE	Change of use from residential and guest house (Use classes C3 and C1) to day nursery (Use Class D1) and formation of vehicular egress	Refused	27/05/2022
21/00143/DISC	Compliance/Discharge of Condition	Land Adjacent To 26 Church Lane Darley Abbey Derby	Erection Of A Dwelling House (Use Class C3) - Discharge of conditions 1, 2, 3, 4, 5, 6, 7, 8 & 9 of previously approved application code No. DER/05/18/00733	Discharge of Conditions Complete	31/05/2022
21/00754/FUL	Full Application	13 Cornhill Derby DE22 2GG	Demolition of existing extension. Erection of a replacement extension	Approval	19/05/2022
21/00755/LBA	Listed Building Consent - Alterations	13 Cornhill Derby DE22 2GG	Demolition of existing extension. Erection of replacement extension	Approval	19/05/2022
21/00856/FUL	Full Application	2 Eastbrae Road Derby DE23 1WA	Two storey side extension to dwelling house (porch, en-suite and enlargement of lounge, kitchen and two bedrooms) and installation of a canopy to the front elevation	Approval	20/05/2022
21/00959/FUL	Full Application	4 Bramble Street Derby DE1 1HU	Extensions and alterations including change of use from offices (Use Class E) to 12 apartments (Use Class C3)	Approval subject to Section 106	05/05/2022
21/00971/DISC	Compliance/Discharge of Condition	Land At The Side Of 4 Garrick Street Derby DE24 8PT	Erection of two dwelling houses (Use Class C3) - Discharge of conditions 4, 5, 6 and 7 of planning application 20/01244/FUL	Discharge of Conditions Complete	17/05/2022
21/01140/DISC	Compliance/Discharge of	Mickleover Sports Club	Redevelopment of the existing stadia football	Discharge of	04/05/2022

	Condition	Station Road Mickleover Derby DE3 9FE	pitch and surrounds to a 3a artificial football pitch. Moving of the seating stand and 2no. standing terraces, including relocating of floodlighting, new floodlight fittings, ball stop netting, fencing and hard landscaping - Discharge of conditions 5 and 6 of planning permission 19/00681/FUL	Conditions Complete	
21/01159/FUL	Full Application	7 Waterloo Court Derby DE1 3TJ	Erection of an outbuilding (garage and home office / studio space)	Approval	19/05/2022
21/01334/ADV	Advertisement Consent	11 Sadler Gate Derby DE1 3NF	Display of one halo illuminated fascia sign	Approval	27/05/2022
21/01422/FUL	Full Application	104 Western Road Mickleover Derby DE3 9GR	Two storey side and rear extension to dwelling house including installation of rear dormers and conversion of garage, comprising bathrooms and bedroom and formation of rooms in roof space.	Approval	31/05/2022
21/01570/FUL	Full Application	38 Courtland Drive Derby DE24 0GJ	Two storey side extension to dwelling house (garage, bedroom, W.C., office and balcony)	Approval	11/05/2022
21/01574/FUL	Full Application	58 Burlington Way Derby DE3 9BD	First floor side extension to dwelling house (bedroom)	Refused	03/05/2022
21/01660/FUL	Full Application	446 Uttoxeter New Road Derby DE22 3NA	Single storey front and rear extensions to dwelling house (porch and living/dining/kitchen area)	Approval	25/05/2022
21/01707/FUL	Full Application	248 Derby Road Chaddesden Derby DE21 6RW	Single storey rear extension to dwelling house (utility room and living space)	Approval	18/05/2022
21/01836/DISC	Compliance/Discharge of Condition	Derwent Court Macklin Street Derby DE1 1SG	Change of use from offices to six flats in multiple occupation (Use Class C4) - Discharge of condition nos 3, 4, 5, 6, 7, 8 and 9 of previously approved permission 20/01374/FUL	Discharge of Conditions Complete	31/05/2022

21/01840/FUL	Full Application	Friary House 47 Uttoxeter New Road Derby DE22 3NL	Change of use from offices (Use Class E) to a 22 bedroom house in multiple occupation (Sui Generis use) including installation of a dormers to the front and side elevations	Approval	18/05/2022
21/01841/FUL	Full Application	49 Uttoxeter New Road Derby DE22 3NL	Change of use from offices (Use Class E) to a 20 bedroom house in multiple occupation (Sui Generis use) and formation of car parking area	Approval	19/05/2022
21/01857/DISC	Compliance/Discharge of Condition	18 Agard Street Derby DE1 1YS	Demolition of 18 Agard Street. Erection of student accommodation comprising 32 Apartments, together with the making good of the rear of No 42 Friar Gate and Installation of an external fire escape. Erection of separate bin, cycle store and electricity sub-station and setting out of parking and landscaping. - Discharge of conditions 3, 5, 6, 7, 9 and 13i (a, b, c, d, e and f) of planning permission 21/00571/FUL	Discharge of Conditions Complete	13/05/2022
21/01860/FUL	Full Application	110 Chaddesden Lane Derby DE21 6LN	Two storey and single storey rear extensions to dwelling house (kitchen/diner, bedroom, en-suite and bathroom)	Approval	25/05/2022
21/01890/FUL	Full Application	72 Parkway Derby DE73 5QA	Two storey front extension to dwelling house (enlargement of lounge and bedroom)	Approval	20/05/2022
21/01908/FUL	Full Application	2 Stroma Close Derby DE24 9LB	Extension to dwelling house (Enlargement of bedroom and en-suite) and erection of garage and store	Approval	26/05/2022
21/01918/FUL	Full Application	Parkers Piece Sports Ground City Road Derby DE1 3RP	Erection of storage unit	Approval	20/05/2022
21/01927/FUL	Full Application	84 Porter Road Derby DE23 6RA	Single storey rear extension to dwelling house (kitchen/dining area, hall and shower room)	Approval	25/05/2022
21/01959/FUL	Full Application	121 Littleover Lane Derby	Single storey rear extension and rear facing dormer window to dwelling house	Approval	12/05/2022

		DE23 6JL	(living/dining space and bedroom)		
21/02044/FUL	Full Application	246 Uttoxeter New Road Derby DE22 3LL	Change of use from public house (Sui Generis) and residential (Use Class C3) to a ten studio room (12 occupant) house in multiple occupation (Sui Generis)	Approval	13/05/2022
21/02065/FUL	Full Application	45 Shardlow Road Derby DE24 0JP	Two storey and single storey rear extensions to dwelling house, raising of the roof height and installation of a rear dormer	Refused	26/05/2022
21/02075/FUL	Full Application	28 Gilderdale Way Derby DE21 2SY	Two storey side extension to dwelling house (bedroom, en-suite and enlargement of living room) and raising of the roof height of the existing garage to form a room in the roof space (office)	Approval	11/05/2022
21/02119/FUL	Full Application	43 Hill Crest Road Derby DE21 6FJ	Single storey rear extension to dwelling (lounge/dining room and bathroom) and erection of outbuilding (storage)	Refused	13/05/2022
21/02174/FUL	Full Application	Land At The Side Of 71 Western Road Mickleover Derby DE3 9GP	Demolition of outbuilding. Erection of a dwelling house (Use Class C3)	Approval	06/05/2022
21/02187/FUL	Full Application	45 Bonsall Avenue Derby DE23 6JX	Two storey side and first floor rear extensions to dwelling house (kitchen, bedroom, en-suite and enlargement of bedroom) and installation of a canopy to the front elevation	Approval	06/05/2022
21/02200/PNRIA	Prior Approval - Shop / Bank to Resi	Upper Floors Former Barclays Bank Building St James Street Derby DE1 1QZ	Change of use from commercial (Use Class E) to seven apartments (Use Class C3)	Refused	16/05/2022
21/02215/FUL	Full Application	136 Sinfin Avenue Derby DE24 9QA	Two storey rear and single storey front extensions to dwelling house (office and enlargement of kitchen/diner, two bedrooms and bathroom) and installation of render	Approval	26/05/2022

22/00019/FUL	Full Application	51 Cavendish Way Derby DE3 9BL	Raising of the roof height and installation of roof lights to form rooms in the roof space (bedroom, en-suite and study) and erection of an outbuilding (garage and studio).	Refused	03/05/2022
22/00054/FUL	Full Application	16 Blagreaves Lane Derby DE23 1BU	Two storey rear extension to dwelling house (kitchen/dining area, play room and two bedrooms)	Approval	11/05/2022
22/00062/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Variation of condition 12 of planning permission Code No. 20/01646/OUT to enable the phasing of the development to be taken into account in the hydraulic modelling exercise required to determine finished floor levels - Discharge of condition 28 of planning permission 21/01033/VAR	Discharge of Conditions Complete	13/05/2022
22/00089/FUL	Full Application	The Needles Bembridge Drive Derby DE24 8UQ	Erection of two pergolas and boundary fencing	Approval	18/05/2022
22/00128/FUL	Full Application	Noel Baker Academy Bracknell Drive Derby DE24 0BR	Erection of a classroom building and associated ground works	Approval	18/05/2022
22/00135/FUL	Full Application	1 Royal Scot Road Derby DE24 8AJ	Demolition of existing car wash. Erection of replacement car wash.	Approval	13/05/2022
22/00146/FUL	Full Application	Unit 2 Beaufort Court Mansfield Road Derby	Alterations to the elevations to include alterations to and installation of replacement windows and door	Approval	13/05/2022

DE21 4FA

22/00155/FUL	Full Application	21 Derby Lane Derby DE23 8UB	Change of use of part of dwelling house (Use Class C3) to commercial use (Use Class E) together with first floor and single storey extensions	Approval	27/05/2022
22/00162/FUL	Full Application	9 Lime Grove Derby DE21 6WN	Single storey rear extension to dwelling house (kitchen/living/dining space)	Approval	13/05/2022
22/00191/FUL	Full Application	127 Dale Road Spondon Derby DE21 7DJ	Single storey rear extension to dwelling house (living space)	Approval	11/05/2022
22/00233/FUL	Full Application	4 Lea Close Derby DE22 2PL	Side and rear extensions to dwelling house	Approval	18/05/2022
22/00253/FUL	Full Application	55 Sandringham Drive Derby DE21 7QP	Two storey side extension to dwelling house (playroom, w.c, utility and two bedrooms)	Approval	17/05/2022
22/00255/FUL	Full Application	419 Kedleston Road Derby DE22 2TG	Erection of outbuilding (garage)	Approval	23/05/2022
22/00265/FUL	Full Application	11 Wimbourne Close Derby DE73 6TW	Installation of a pitched roof to the front elevation	Approval	20/05/2022
22/00266/FUL	Full Application	142 Osmaston Road Derby DE1 2RF	Change of use from a single dwelling (Use Class C3) to an eight bedroom (eight occupant) house in multiple occupation (Sui Generis use)	Approval	25/05/2022
22/00270/TPO	Works to a tree with a TPO	440 Kedleston Road Derby DE22 2TG	Crown reduction by 2-3m, crown lift of lower branches to 7m above ground level and removal of deadwood of an Ash Tree protected by Tree Preservation Order No. 595	Approval	23/05/2022
22/00276/FUL	Full Application	22 Scarsdale Avenue Littleover	Single storey side, front and rear extensions to dwelling house. Installation of an	Approval	17/05/2022

		Derby DE23 6ER	outbuilding (garage) and new hardsurfacing		
22/00278/TPO	Works to a tree with a TPO	Elm House Old Hall Avenue Littleover Derby DE23 6EN	Cutting back of branches by 2m to give clearance of the phone line of eight Lime trees protected by Tree Preservation Order no. 181	Approval	31/05/2022
22/00299/PNRT	Prior Approval - Telecommunications	37 Shaftesbury Street South Derby DE23 8YH	Erection of a 20m high monopole and ancillary development	Approval	11/05/2022
22/00301/VAR	Variation of Condition	Middleton House 27 St Marys Gate Derby DE1 3JR	Change of Use from Offices (Use Class A2) to 52 residential apartments (Use Class C3). Conversion and extensions of caretakers lodge to form 1 dwelling and conversion of the garage block to form cycle and bin storage together with associated car parking and landscaping - Variation of conditions 10 a, b and c, 11 and 12 of previously approved planning permission Code No. 03/18/00313 to amend these conditions from 'pre-commencement' to 'pre-occupation' so internal works can take place	Approval	31/05/2022
22/00305/FUL	Full Application	28 Otter Street Derby DE1 3FB	Installation of replacement windows on the front elevation	Approval	20/05/2022
22/00306/FUL	Full Application	37 Bracknell Drive Derby DE24 0BP	Single storey side extension to dwelling (Kitchen, bathroom, living room)	Approval	23/05/2022
22/00310/CAT	Works to Trees in a Conservation Area	Endwood Victor Avenue Derby DE22 1AN	Crown reduction by 1m in height and 1m lateral spread of a Yew tree within the Strutts Park Conservation Area	Approval	13/05/2022
22/00317/DISC	Compliance/Discharge of Condition	Roebuck Court 2A Stockbrook Road Derby DE22 3PJ	The reconfiguration of the internal layout to increase the number of flats from 13 to 17 of previously approved application 01/08/00005 (Erection Of 13 Flats and 2 Retail Units and associated car parking, amenity areas and	Discharge of Conditions Complete	10/05/2022

			ancillary storage facilities.) (Retrospective Application) - Discharge of condition no 3 of previously approved permission 20/01663/FUL		
22/00318/FUL	Full Application	1 Corfe Close Derby DE23 1HW	Side extensions to dwelling house (living room, bedroom and en-suite), and raising the eaves height.	Approval	04/05/2022
22/00324/FUL	Full Application	627 Harvey Road Derby DE24 0EL	Single storey rear extension to dwelling house (bedroom and wetroom)	Approval	20/05/2022
22/00326/VAR	Variation of Condition	Former Rolls Royce Works Nightingale Road Derby	Erection of 406 Dwellings with associated car parking and landscaping together with refurbishment of 5 existing dwellings and all associated works - Rewording of condition 27 of previously approved planning permission Code No. 11/17/01432 to retain the post box in current location	Approval	12/05/2022
22/00331/FUL	Full Application	53 Glendevon Way Derby DE73 5AG	Single storey side extension to dwelling house (family room and kitchen/dining area) and erection of an outbuilding (garage)	Approval	13/05/2022
22/00350/FUL	Full Application	Royal Stuart Hotel 119 London Road Derby DE1 2QR	Change of use of part of the ground floor from hotel (Use Class C1) to retail (Use Class E(a))	Approval	05/05/2022
22/00354/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Variation of condition 12 of planning permission Code No. 20/01646/OUT to enable the phasing of the development to be taken into account in the hydraulic modelling exercise required to determine finished floor	Discharge of Conditions Complete	17/05/2022

			levels - Discharge of condition 22.1 in respect of Phase 2, Plot 8 of planning permission 21/01033/VAR		
22/00357/DISC	Compliance/Discharge of Condition	16 Albany Road Derby DE22 3LW	Single storey rear extension to dwelling house (enlargement of dining area) and roof alterations to include installation of a dormer to the rear elevation and installation of a new second floor side elevation window to form rooms in the roof space (two bedrooms and bathroom) - Discharge of condition 3 of planning permission 21/01659/FUL	Discharge of Conditions Complete	25/05/2022
22/00369/VAR	Variation of Condition	Land North Of Snelsmoor Lane Derby	OUTLINE PLANNING APPLICATION - for up to 800 dwellings (Use Class C3) with all matters reserved except access; access to be fixed off Snelsmoor Lane and Field Lane, a sustainable drainage system of attenuation ponds/swales, new primary school (Use Class D1) with playing field, alongside open space including creation of country park (including footpath/cycleways, wildflower meadows, public orchard etc.) and Green Infrastructure network. FULL PLANNING APPLICATION - for 245 dwellings (Use Class C3) including site roads, Infrastructure, landscaping, attenuation ponds and play areas. - Variation of condition 6 of previously approved planning permission Code No. 04/13/00351 to amend the materials and house types.	Approval	13/05/2022
22/00371/FUL	Full Application	50 Elms Avenue Derby DE23 6FG	Two storey side extension to dwelling house (utility, wet room, bedroom, en-suite and enlargement of kitchen)	Approval	26/05/2022
22/00385/FUL	Full Application	6 Queen Mary Court Derby DE22 1BB	Single storey rear extension to dwelling house (dining room) with a covered area	Approval	18/05/2022
22/00386/DISC	Compliance/Discharge of Condition	Land At The Side Of 54 Gisborne Crescent Derby	Erection of a dwelling house (Use Class C3) - Discharge of conditions 3 and 4 of planning permission 21/02025/FUL	Discharge of Conditions Complete	16/05/2022

DE22 2FL

22/00388/TPO	Works to a tree with a TPO	2 Uplands Gardens Derby DE23 6AS	Felling of a Corsican Pine tree protected by Tree Preservation order No. 312	Refused	04/05/2022
22/00389/DISC	Compliance/Discharge of Condition	11 West Bank Avenue Derby DE22 1AQ	Two storey, first floor and single storey extensions to dwelling house together with alterations to include the installation of render - Discharge of condition 4 of planning permission 21/01471/FUL	Discharge of Conditions Complete	27/05/2022
22/00394/FUL	Full Application	118 Locko Road Derby DE21 7AR	Single storey rear extension to dwelling house (kitchen and living space)	Approval	18/05/2022
22/00395/FUL	Full Application	17 Station Road Chellaston Derby DE73 5SU	Single storey front, side and rear extensions to dwelling (entrance hall, en-suite, bathroom, utility and kitchen/dining/living space) with installation of render and cladding. Erection of outbuilding, boundary wall and gates	Approval	05/05/2022
22/00398/OUT	Outline Application	Land Between 89 And 95 Haddon Street Derby	Residential Development - three units (Use Class C3)	Approval	06/05/2022
22/00407/FUL	Full Application	83 Eden Street Derby DE24 8RD	Single storey side/rear extension to dwelling house (enlargement of kitchen/dining area) and installation of a new first floor side elevation window	Approval	25/05/2022
22/00411/FUL	Full Application	36 Hill Cross Avenue Derby DE23 1FW	Two storey side extension to dwelling house (2 bedrooms)	Approval	18/05/2022
22/00412/DISC	Compliance/Discharge of Condition	Priors Patch 10 Friars Close Derby DE22 1FD	Roof alterations to include raising of the roof height and installation of a dormer to the rear elevation to form rooms in the roof space and erection of an outbuilding (double garage) - Discharge of condition 5 of previously approved permission 21/01691/FUL	Discharge of Conditions Complete	17/05/2022
22/00413/TPO	Works to a tree with a TPO	The Vicarage St Matthews Church 25 Church Lane	Reduction by 2-3m of lateral branches of Sycamore protected by Tree Preservation	Approval	12/05/2022

		Darley Abbey Derby DE22 1EX	Order No 306		
22/00414/FUL	Full Application	70 Woodford Road Derby DE22 4EG	Proposed ground and first floor extensions to dwelling house (laundry room, shower room, dressing room, en-suite and enlargement of bedroom and bathroom)	Approval	03/05/2022
22/00423/CAT	Works to Trees in a Conservation Area	Atkinson Wines Ltd Unit 3 The River Shed Darley Abbey Mills Haslams Lane Derby DE22 1DZ	Felling of three sycamore trees within Darley Abbey Conservation Area	Approval	04/05/2022
22/00424/FUL	Full Application	9 Rose Hill Street Derby DE23 8GB	Single storey rear extension to dwelling house (shower room/lobby)	Approval	11/05/2022
22/00427/CAT	Works to Trees in a Conservation Area	81 Mansfield Road Derby DE1 3QZ	Felling of Sycamore tree within Little Chester Conservation Area	Approval	04/05/2022
22/00429/FUL	Full Application	30 Wade Drive Derby DE3 9BS	Ground floor side and rear extension.	Approval	06/05/2022
22/00434/ADV	Advertisement Consent	5 Wyvernside Derby DE21 6RS	Installation of vinyl posters in 3 trolley bays	Approval	03/05/2022
22/00436/FUL	Full Application	25 Bennett Street Derby DE24 9BE	Two storey rear and single storey front and rear extensions to dwelling house (kitchen, dining room, shower room, hall and bedroom)	Approval	06/05/2022
22/00437/FUL	Full Application	40 Kings Drive Derby DE23 6EY	Extension to dwelling house (kitchen/dining room)	Approval	06/05/2022
22/00438/FUL	Local Council Own Development Reg 3	Land At Watermeadow Road Derby (In Front Of 38-44 And 53-59 Watermeadow Road)	Change of use of land to car parking spaces.	Approval	11/05/2022

22/00443/TPO	Works to a tree with a TPO	128 Derby Road Chellaston Derby DE73 6RF	Felling of a Sycamore tree and crown reduction by two metres of two Sycamore trees protected by Tree Preservation Order No's 61 and 260	Approval	13/05/2022
22/00444/FUL	Full Application	50 Randolph Road Derby DE23 8TE	First floor side and single storey side/rear extensions to dwelling house (bedroom and enlargement of kitchen/dining area) and front canopy (retrospective).	Approval	04/05/2022
22/00446/TPO	Works to a tree with a TPO	10 Sitwell Street Spondon Derby DE21 7FE	Crown lift roadside to 5.5m of an Ash tree and five Lime trees and reduction of branches by 2m to give clearance of the building of a Lime tree protected by Tree Preservation Order No 345	Approval	13/05/2022
22/00448/TPO	Works to a tree with a TPO	The Old Barn 14 Orchard Street Derby DE3 0DF	Crown reduction by 2m using reduction via thinning techniques to create 1.5m clearance from buildings of a Sycamore tree protected by Tree Preservation Order No 194	Approval	13/05/2022
22/00452/CLP	Lawful Development Certificate -Proposed	4 Oaklands Avenue Derby DE23 2QG	Hip to gable roof alteration and installation of a dormer to the rear elevation. Installation of two roof lights to the front elevation and a juliet balcony and new window to the rear elevation	Approval	12/05/2022
22/00454/FUL	Full Application	180 - 182 Pear Tree Road Derby DE23 8NQ	Alterations to shop front including installation of shelving, access ramp and roller shutters to form an enclosure	Approval	26/05/2022
22/00457/LBA	Listed Building Consent - Alterations	Derby College The Roundhouse Roundhouse Road Derby DE24 8JE	Installation of a glazed screen to form a draught lobby	Approval	19/05/2022
22/00458/PNRPV	Prior Approval - PV on Non-Domestic	Unit 7 Kingsway Retail Park Kingsway Derby DE22 3FA	Installation of roof mounted solar panels	Approval	12/05/2022

22/00460/FUL	Full Application	137 Markeaton Street Derby DE22 3AW	Two storey side extension to dwelling house (living/dining area, study and bedroom)	Approval	16/05/2022
22/00463/TPO	Works to a tree with a TPO	6 Uplands Gardens Derby DE23 6AS	Removal of a branch, reduction of a branch and crown reduction of a Pine tree protected by Tree Preservation Order no. 312	Approval	13/05/2022
22/00464/FUL	Full Application	38 Burlington Way Derby DE3 9BD	Installation of a dormer to the side/rear elevations to form room in the roof space (bedroom)	Approval	12/05/2022
22/00466/TPO	Works to a tree with a TPO	28 Kershope Drive Derby DE21 2TQ	Crown reduction on the property side by 1-2m of an Oak tree protected by Tree Preservation Order no. 31	Approval	13/05/2022
22/00471/FUL	Full Application	Moor Lane Site Rolls Royce PLC Moor Lane Derby DE24 9HY	Construction of a bund	Approval	12/05/2022
22/00478/FUL	Full Application	6 Handford Street Derby DE22 3GS	Single storey rear extension to dwelling house (lounge)	Approval	13/05/2022
22/00482/FUL	Full Application	35 - 37 Osmaston Road Derby DE1 2JF	Change of use to a ten bedroom house in multiple occupation (Sui Generis Use)	Approval	13/05/2022
22/00483/CLP	Lawful Development Certificate -Proposed	6 Handford Street Derby DE22 3GS	Installation of a dormer to the rear elevation	Approval	16/05/2022
22/00484/FUL	Full Application	128 Normanton Lane Derby DE23 6LF	First floor side/rear extension to dwelling house (bedroom and en-suite)	Approval	12/05/2022
22/00486/CLP	Lawful Development Certificate -Proposed	185 Starflower Way Derby DE3 0FB	Single storey rear extension to dwelling house	Approval	13/05/2022
22/00489/TPO	Works to a tree with a TPO	Ridgeway Court 224 Warwick Avenue	Crown reduction by 4m in height and 1m lateral spread of two Holly trees and one Blue	Approval	23/05/2022

		Derby DE23 6LH	Cedar tree protected by Tree Preservation Order no. 231		
22/00490/FUL	Full Application	25 Hayes Avenue Derby DE23 6JU	Two storey side and single storey rear extensions to dwelling house (wet room, utility, kitchen/diner and enlargement of bedroom and bathroom)	Approval	27/05/2022
22/00492/CAT	Works to Trees in a Conservation Area	1 Forester Street Derby DE1 1PP	Felling of a Leylandii tree within the Green Lane and St Peter's Conservation Area	Approval	04/05/2022
22/00495/DISC	Compliance/Discharge of Condition	466 Duffield Road Derby DE22 2DH	Roof alterations to include raising of part of the roof height and installation of a dormer to form rooms in roof space (bedroom, en-suite and dressing room) - Discharge of condition 4 of planning permission 21/01207/FUL	Discharge of Conditions Complete	31/05/2022
22/00496/PNRH	Prior Approval - Householder	52 Burnside Street Derby DE24 8QT	Single storey rear extension (projecting beyond the rear wall of the original house by 4.5m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Approved	04/05/2022
22/00502/FUL	Full Application	18 Arthur Street Derby DE1 3EF	Installation of external insulation and render to gable wall	Refused	18/05/2022
22/00509/PNRH	Prior Approval - Householder	47 Green Avenue Derby DE73 6TE	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 2.5m) to dwelling house	Prior Approval Approved	12/05/2022
22/00514/DISC	Compliance/Discharge of Condition	71 Wood Road Chaddesden Derby DE21 4LY	Two storey side and single storey front extensions to dwelling house (lobby, two bedrooms, wetroom and bathroom) - Discharge of condition 4 of planning permission 21/00994/FUL	Discharge of Conditions Complete	31/05/2022
22/00515/PNRH	Prior Approval - Householder	36 Dalkeith Avenue Derby DE24 0BG	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 2.7m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	03/05/2022
22/00518/RES	Reserved Matters	Land At The Side Of 9 Vicarwood	Residential development - one dwelling.	Approval	20/05/2022

		Avenue Derby DE22 1BX	Approval of reserved matters of appearance, landscaping, layout and scale under outline permission Code no 20/00383/OUT		
22/00519/TPO	Works to a tree with a TPO	Public Open Space Quarndon View Derby	Crown reduction by 6m in height of one Lombardy Poplar tree and crown reduction by 8m in height of two Lombardy Poplar trees protected by Tree Preservation Order no. 73 and to maintain the reduced height by reduction every 3-5 years for a period of ten years	Approval	26/05/2022
22/00529/FUL	Full Application	9 Hardhurst Road Derby DE24 0LF	Single storey rear extension to dwelling (enlargement of kitchen) and installation of an access ramp to the side elevation	Approval	24/05/2022
22/00535/FUL	Full Application	34 Rosyth Crescent Derby DE73 5WY	Single storey side/rear extension to dwelling house (living space)	Approval	20/05/2022
22/00536/PNRIA	Prior Approval - Shop / Bank to Resi	7 Bramble Street Derby DE1 1HU	Change of use from offices (Use Class E) to three flats (Use Class C3)	Approval	16/05/2022
22/00542/ADV	Advertisement Consent	The Honeycomb Ladybank Road Derby DE3 0NR	Display of various signage	Approval	23/05/2022
22/00544/CLP	Lawful Development Certificate -Proposed	29 Starflower Way Derby DE3 0BS	Use of dwelling house to care for two children with adult carers.	Approval	27/05/2022
22/00546/DISC	Compliance/Discharge of Condition	The Standing Order 28 - 32 Iron Gate Derby DE1 3GL	Change of use from Use Class E (offices) to Sui Generis (public house) and formation of a beer garden - Discharge of condition nos 3 and 4 of previously approved permission 21/01744/FUL	Discharge of Conditions Complete	20/05/2022
22/00555/TPO	Works to a tree with a TPO	76 Dale Road Spondon Derby DE21 7DF	Crown lift to 5m, crown thin by 20% and removal of epicormic growth of an Oak Tree (T2) and removal of deadwood of Oak Trees (T1 & T2) Protected by Tree Preservation Order No. 89	Approval	31/05/2022

22/00556/FUL	Local Council Own Development Reg 3	Dale Community Primary School Porter Road Derby DE23 6NL	Installation of replacement windows to Block C and replacement door to Block D	Approval	24/05/2022
22/00557/ADV	Advertisement Consent	Land To The South Of Osmaston Park Road Derby (adjacent To Sainsburys Petrol Station)	Display of one internally illuminated double sided digital display board	Approval	20/05/2022
22/00558/FUL	Full Application	Rolls Royce Plc Raynesway Derby DE21 7BE	Erection of a single storey building for ancillary office purposes	Approval	20/05/2022
22/00559/FUL	Full Application	18 Sadler Gate Derby DE1 3NH	Change of use from cafe/bar (Use Class E) to a cocktail bar (Sui Generis)	Approval	31/05/2022
22/00566/FUL	Full Application	2 Comfrey Close Derby DE23 3UF	Two storey side and single storey front extensions to dwelling house (sitting room, office, W.C., bedroom, shower room and enlargement of lounge)	Refused	20/05/2022
22/00567/FUL	Full Application	6 Harlech Close Derby DE21 7RE	Single storey side/rear extension to dwelling house	Approval	20/05/2022
22/00570/FUL	Full Application	43 Darley Park Road Derby DE22 1DA	Single storey side/rear extension to dwelling house	Approval	27/05/2022
22/00579/FUL	Full Application	27 Haven Baulk Avenue Derby DE23 4BL	Alterations and extension to outbuilding to form annexe accommodation	Approval	20/05/2022
22/00580/FUL	Full Application	6 Chain Lane Derby DE3 9AJ	Two storey front and rear and single storey front extensions to dwelling house (hall, study, verandah, balcony and enlargement of kitchen/dining area and bedrooms) and installation of a canopy to the front elevation	Approval	24/05/2022

22/00581/CLP	Lawful Development Certificate -Proposed	44 Crabtree Close Derby DE22 2SW	Erection of an outbuilding (summer house and gym)	Approval	27/05/2022
22/00589/FUL	Full Application	15 Sims Avenue Derby DE1 1GS	Two storey and single storey rear extensions to dwelling house (living space, dining area and bathroom) and installation of a bay window and canopy to the front elevation	Approval	24/05/2022
22/00593/FUL	Full Application	217 Village Street Derby DE23 8DD	Change of use from tattoo studio and beauty salon (Sui Generis) to retail (Use Class E)	Approval	25/05/2022
22/00599/FUL	Full Application	9 Eastwood Drive Derby DE23 6BP	Alterations to front elevation to include installation of bay window at ground floor and formation of balcony at first floor.	Approval	25/05/2022
22/00601/FUL	Full Application	605 Burton Road Derby DE23 6EJ	Extensions to dwelling house ((hallway, utility, bedroom, en-suite bathroom and enlargement of kitchen/dining room and 2 bedrooms)	Approval	24/05/2022
22/00602/FUL	Full Application	112 Allestree Lane Derby DE22 2JY	Alteration to roof of existing single storey rear extension. New facing materials to rear elevation and altered facing materials to front elevation. Replacement hard surfacing to existing front driveway, surface water to drain to mains as existing.	Approval	24/05/2022
22/00604/FUL	Full Application	2 Windmill Place Derby DE21 4TT	Single storey rear extension to dwelling house (family room/garden room)	Approval	25/05/2022
22/00605/FUL	Full Application	2 South Brae Close Derby DE23 1WD	Two storey side extension to dwelling house (sun lounge and gym/games room)	Approval	24/05/2022
22/00609/OUT	Outline Application	Land Rear Of 26 Swinburne Street Derby DE1 2HJ	Residential development (one dwelling - Use Class C3) - all matters reserved	Refused	25/05/2022
22/00613/PNRH	Prior Approval - Householder	137 Portreath Drive Derby DE22 2SB	Single storey rear extension (projecting beyond the rear wall of the original house by 4.35m, maximum height 3.4m, height to	Prior Approval Not Required	16/05/2022

			eaves 2.85m) to dwelling house		
22/00619/FUL	Full Application	24 Chain Lane Derby DE3 9AJ	Single storey side extension to dwelling house (utility room and enlargement of kitchen)	Approval	25/05/2022
22/00625/DISC	Compliance/Discharge of Condition	Site Of Former Celanese Acetate Holme Lane Derby DE21 7BS	Outline planning application with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Variation of condition 11 (flood risk) of previously approved planning permission 21/01033/VAR - Discharge of condition 4 of approved permission 21/02197/VAR	Discharge of Conditions Complete	18/05/2022
22/00641/OUT	Outline Application	Land Rear Of 3 Troon Close Derby DE23 4UA	Residential development - maximum of two dwellings (Use Class C3)	Refused	25/05/2022
22/00646/FUL	Full Application	29 Hoylake Drive Derby DE3 0QA	Single storey side/rear extension to dwelling house (kitchen/family room)	Approval	25/05/2022
22/00647/FUL	Full Application	84 - 86 St Peters Street Derby DE1 1SR	Change of use from retail (Use Class E) to mixed use restaurant (Use Class E) with ancillary hot food takeaway (Sui Generis) and installation of a new shop front	Approval	27/05/2022
22/00649/FUL	Full Application	100 Station Road Mickleover Derby DE3 9FP	Single storey side/rear extension to dwelling house (kitchen/family room)	Approval	26/05/2022
22/00651/DISC	Compliance/Discharge of Condition	Chellaston Infant School School Lane Derby DE73 6TA	Demolition of two temporary classrooms. Erection of teaching block - Discharge of condition 3 of planning permission 21/01922/FUL	Discharge of Conditions Complete	13/05/2022
22/00654/PNRH	Prior Approval -	127 Rutland Street	Single storey rear extension (projecting	Prior Approval Not	18/05/2022

	Householder	Derby DE23 8PS	beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 3m) to dwelling house	Required	
22/00664/FUL	Full Application	33 Hobart Close Derby DE3 9LJ	Single storey rear extension to dwelling house (kitchen and living space) and installation of a pitched roof to the existing flat roofed two storey side projection	Approval	26/05/2022
22/00667/FUL	Full Application	26 Bramblewick Drive Derby DE23 3YG	Two storey side/rear extension to dwelling house (dining area and enlargement of lounge, two bedrooms and en-suite)	Approval	26/05/2022
22/00691/PNRH	Prior Approval - Householder	23 Western Road Mickleover Derby DE3 9GN	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.8m, height to eaves 2.45m) to dwelling house	Prior Approval Approved	31/05/2022
22/00699/PNRH	Prior Approval - Householder	19 Newbridge Crescent Derby DE24 9FR	Single storey rear extension (projecting beyond the rear wall of the original house by 6.9m, maximum height 3.46m, height to eaves 2.55m) to dwelling house	Prior Approval Not Required	31/05/2022
22/00717/DISC	Compliance/Discharge of Condition	21 Drewry Lane Derby DE22 3QS	Change of use from a five bedroom (six occupant) house in multiple occupation (Use Class C4) to a six bedroom (seven occupant) house in multiple occupation (Sui Generis use) together with a single storey rear extension and retention of dormer roof alterations to the rear. - Discharge of condition no 4 of previously approved permission 21/00107/FUL	Discharge of Conditions Complete	09/05/2022
22/00736/ADV	Advertisement Consent	Unit 1 Heatherton District Centre Hollybrook Way Derby DE23 3TZ	Display of two internally illuminated fascia signs	Approval	30/05/2022
22/00774/ADV	Advertisement Consent	University Of Derby Kedleston Road Derby DE22 1GB	Display of one externally illuminated free standing sign	Approval	27/05/2022
22/00784/DISC	Compliance/Discharge of	27A Darley Park Road	Two storey side and single storey rear	Discharge of	25/05/2022

	Condition	Derby DE22 1DA	extensions to dwelling house, installation of render and cladding and formation of a raised patio area to the rear - Discharge of condition 4 of planning permission 19/01387/FUL	Conditions Complete	
22/00815/CLP	Lawful Development Certificate -Proposed	62 - 64 Babington Lane Derby DE1 1SX	Change of use from retail (Use Class E) to Restaurant (Use Class E)	Application Withdrawn	24/05/2022