

## **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:

<b>Role</b>	<b>Name</b>	<b>Date of sign-off</b>
<b>Legal</b>		
<b>Finance</b>		
<b>Service Director(s)</b>		
<b>Report sponsor</b>	Paul Clarke	31/08/2021
<b>Other(s)</b>	Ian Woodhead	31/08/2021

<b>Background papers:</b>	None
<b>List of appendices:</b>	Appendix 1 – Development Control Report

**Planning Control Committee 09/09/2021  
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1	1 - 7	21/00305/FUL	26 Arthur Street Derby	Single storey side/rear extension to dwelling house (living space), timber replacement door and windows.	<b>To grant</b> planning permission with conditions.
2	8 - 19	21/00394/FUL	Land At The Rear Of 157 Duffield Road Derby (Access Of Stanley Close)	Demolition of garage. Erection of a dwelling house (Use Class C3)	<b>To grant</b> planning permission with conditions.
3	20 - 28	21/00922/FUL	88 Lindon Drive Derby	Change of use from dwelling house (Use Class C3a) to dwelling house with up to six people living together and receiving care (Use Class C2)	<b>To grant</b> planning permission with conditions.
4	29 - 34	21/00931/TPO	11 Queen Mary Court Derby	Crown lift to 4.5m of a Copper Beech tree and reduction of lateral branches to give 4m clearance of the dwelling house of a Copper Beech tree protected by Tree Preservation Order no. 64	<b>To grant</b> planning permission with conditions.

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

**Application No: 21/00305/FUL**

**Type: Full Application**

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### **1. Application Details**

**1.1. Address:** 26 Arthur Street, Derby

**1.2. Ward:** Darley

**1.3. Proposal:**

Single storey side/rear extension to dwelling house (living space), timber replacement door and windows.

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/00305/FUL>

**Brief description**

Permission is sought for a single-storey side and rear extension to the house. The application has been amended to include the replacement of existing uPVC door and windows with timber, and to redesign the proposed extension's roof.

The proposed extension would increase the width of the existing single-storey rear-projecting element of the house by approximately 1.5 metres to fill the majority of the plot's width and would accommodate part of the kitchen and living area. The depth of the building would not be affected. The proposed roof form of the extension has been amended from a flat roof to a mono-pitched roof with an eaves height of 2.1 metres rising to 3.7 metres at the apex where it joins the equivalent structure at the neighbouring house.

### **2. Relevant Planning History:**

<b>Application No:</b>	11/17/01518	<b>Type:</b>	Full Application – Article 4
<b>Decision:</b>	Refused	<b>Date:</b>	15.01.2018
<b>Description:</b>	Retention of the installation of replacement windows and a door to the front elevation		

### **3. Publicity:**

Neighbour Notification Letters sent to three addresses, Site Notices displayed, Statutory Press Advert published.

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

### **4. Representations:**

This application has attracted 7 letters of objection. 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

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considered as part of the application process and included in the overall 'planning balance' exercise.

**5. Consultations:**

**5.1. Derbyshire County Council Archaeologist:**

No response.

**5.2 Conservation Officer:**

These comments have been changed to reflect amended proposals submitted and lodged on the Derby e-planning website 09/06/21 (20/086-P-203 Rev D).

Designated Heritage Assets affected – 26 Arthur Street is located within the Strutt's Park Conservation Area which is an area of architectural and historic interest and has an article 4 direction covering changes including changes to windows and doors. The conservation area is a designated heritage asset in NPPF (2021) terms.

Impact of proposals and comments – The following comments take into consideration the amended plans (dated 09/06/21) and the proposed replacement of existing unauthorised UPVC windows and door, with timber sash windows and a timber door as well as an extension to the rear of the property.

The building currently has an unauthorised UPVC door and three UPVC windows to the front elevation which are covered by the Article 4 direction. The change of all the front windows and front door back to timber is supported, in principle. Need confirmation that timber sash windows are proposed to be of an appropriate design, are vertical sliding sash timber windows. These should match the original design to neighbouring properties and along this part of Arthur Street and could be slim double-glazed units. The design of the door could be improved - a six panelled door would be appropriate in this location to match neighbouring properties and suggest elevation drawing is amended to reflect this at this stage. The top two panels of the door could be solid or glazed.

Joinery details for both the windows and door (including vertical and horizontal sections) should be submitted for agreement, which could be via condition should you be minded to grant permission for this application. I would also advise a timescale for removal of the unauthorised windows and the installation of the new timber ones once their detail design has been agreed.

The unauthorised UPVC windows and door do clearly harm the character and appearance of the conservation area and do not preserve or enhance it. The installation of vertical sliding sash timber windows, if appropriately detailed, would enhance the character and appearance of the conservation area when comparing it to the UPVC unauthorised windows and the timber casement windows which were in situ prior to the unauthorised windows. The design of the door proposed is better than the UPVC one and has a neutral impact if compared to the modern timber one that was removed and replaced. However, the design could be improved further with a six panelled door, which would be appropriate in this location to match the original design at nearby properties. Suggest drawing amended to reflect this and, furthermore, if it was amended to a six panelled door it would enhance the character and appearance of the conservation area instead of having a neutral impact.

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The proposed extension has no impact on the conservation area as it is located to the rear of the property out of public view.

Policies - The Planning (listed building and conservation areas) Act 1990 section 72 as regards the statutory duties regarding conservation areas is relevant here. As is E18 of the saved Local Plan Review (2006) and CP20 of the Local Plan – core strategy (2017). Section 16 on Conserving and enhancing the historic environment of the NPPF is relevant.

Suggested conditions – Once clarification and slight amendment sought should you be minded to grant permission joinery details including vertical and horizontal sections, glazing bar section at 1:1 and confirmation on depth of double glazing needed are important to condition and their necessary paint finish. Strongly advise an appropriate time limit for the unauthorised windows and door removal and the installation of appropriately detailed new timber vertical sliding sash windows and door.

Recommendation: No objection on heritage grounds (subject to conditions suggested above). Suggest design detail of the windows is clarified and design of timber door is changed so proposals enhance the character and appearance of the conservation area. Should you be minded to grant permission suggest control of door and window joinery details (to include vertical and horizontal sections at an appropriate scale and section of glazing bar at 1:1) and finish/paint colour be submitted for agreement.

Strongly advise timescale should be set for the removal of the unauthorised UPVC windows and door and their replacement with approved timber windows and door subject to this application.

### **6. Relevant Policies:**

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

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

CP1(a) Presumption in Favour of Sustainable Development  
CP3 Placemaking Principles  
CP4 Character and Context  
CP20 Historic Environment  
AC9 Derwent Valley Mills World Heritage Site

#### **Saved CDLPR Policies**

E18 Conservation Areas  
E19 Listed Buildings and Buildings of Local Importance  
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:

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[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC\\_2016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC_2016_V3_WEB.pdf)

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

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

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

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

## **7. Officer Opinion:**

### **Key Issues:**

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

#### **7.1. Design and Heritage**

#### **7.2. Residential Amenity**

#### **7.3. Other Matters**

### **7.1. Design and Heritage**

The Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires that the local planning authority pay special attention to the desirability of preserving or enhancing a conservation area's character or appearance, and to have special regard to the desirability of preserving listed buildings or their setting when making decisions. Saved policy E18 Conservation Areas of the City of Derby Local Plan Review requires development proposals to preserve or enhance the special character of the conservation area. Saved policy H16 Housing Extensions 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 streetscene" 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 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 site is within the Strutts Park Conservation Area and Derwent Valley Mills World Heritage Site Buffer Zone (DVMBZ) and arguably in a position to affect the setting of the Grade II listed Kingston Terrace approximately 20 metres to the south. Although, the proposed extension would represent a slight departure from the building's original design, the amended proposal would be much more complementary to the character of the host building, conservation area or other surrounding heritage assets. My

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opinion is that it would have an acceptable relationship with the original house and its surroundings and would be consistent with the character of the conservation area, which would be preserved by the development. As mentioned by the Conservation Officer, the design of the proposed replacement door could be improved. As suggested, conditions are recommended below requiring agreement of the final design of the replacement door and windows and the establishment of a time limit on their installation. Overall, my opinion is that the proposed rear extension and replacement door and windows would preserve the character and appearance of the conservation area, the DVMBZ and the setting of nearby listed buildings. The statutory tests contained in the LBCA would therefore be met, as would the requirements of saved policies E18, E19 and H16 and adopted policies AC9, CP3, CP4 and CP20, and the overarching guidance contained in section 12 of the NPPF.

## **7.2. Residential Amenity**

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 provisions of saved policy H16 Housing Extensions which also requires the creation of a "satisfactory living environment" which in turn is supported by the National Planning Policy Framework, which states that "planning policies and decisions should ensure that developments [create] a high standard of amenity for existing and future users" (paragraph 130).

The proposed extension would be visible from surrounding residential plots and so would have some impact on residential amenity, the adjacent plot to the south, in particular, would be subject to increased effects of massing, overshadowing and enclosure. This impact could not be convincingly described as constituting unacceptable harm, in my opinion, for the reason that the proposed structure would be limited to a single storey of limited maximum height (2.8 metres) and would be slightly offset from the nearest boundary. The revised roof form has also reduced the massing and overshadowing effects to the neighbouring plot by reducing the eaves height to 2.1 metres. The nearest rear-facing window at the neighbouring dwelling is also somewhat offset from the boundary and the effects identified would not be acute enough to justify refusal, in my opinion. The neighbouring plot also has a side-facing window that would be affected but this effect carries less weight than a similar impact on a rear-facing window would because the light and outlook it receives is "borrowed" from adjacent private land, in this case the application site. The proposed extension would be sufficiently distant from other neighbouring plots to substantially limit any negative amenity effects. It is my opinion that the implications of the proposed works for neighbouring residential plots would remain within reasonable limits, and that a satisfactory living environment would be maintained for occupants of the application site and neighbouring plots. Overall, it is my opinion that the implications of the proposal for residential amenity would be acceptable and in compliance with saved policies GD5 and H16 of the City of Derby Local Plan Review and paragraph 130 of the National Planning Policy Framework.

## **7.3. Other Matters**

Considerations relating to the impacts of the suggested conversion of the building to a six-occupant HMO (although this is not shown in the application documents) cannot

be considered here for the reason that it is not the subject of this application. Such a conversion would in any case be likely to meet the description of *permitted development* and be outside the control of the Local Planning Authority. Issues regarding the building's level of occupancy, waste arrangements and parking demand therefore fall outside the scope of the application which relates to the proposed extension and replacement door and windows, only. Party Wall arrangements are a private consideration, and it would not be appropriate for the Local Planning Authority to offer an opinion or otherwise intervene.

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

**8.1. Recommendation:**

**To grant** planning permission with conditions.

**8.2. Summary of reasons:**

The proposal has been amended to complement the existing building and would successfully preserve the character and appearance of the wider conservation area and the setting of nearby listed buildings and the DVMBZ. Limited harm to residential amenity from the proposed extension has been identified but it would not rise to the level of "unacceptable harm" which is the test contained in development plan policy.

**8.3. Conditions:**

1. Standard 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 plans condition

**Reason:** For the avoidance of doubt

3. Details of door & window design, colour & finish

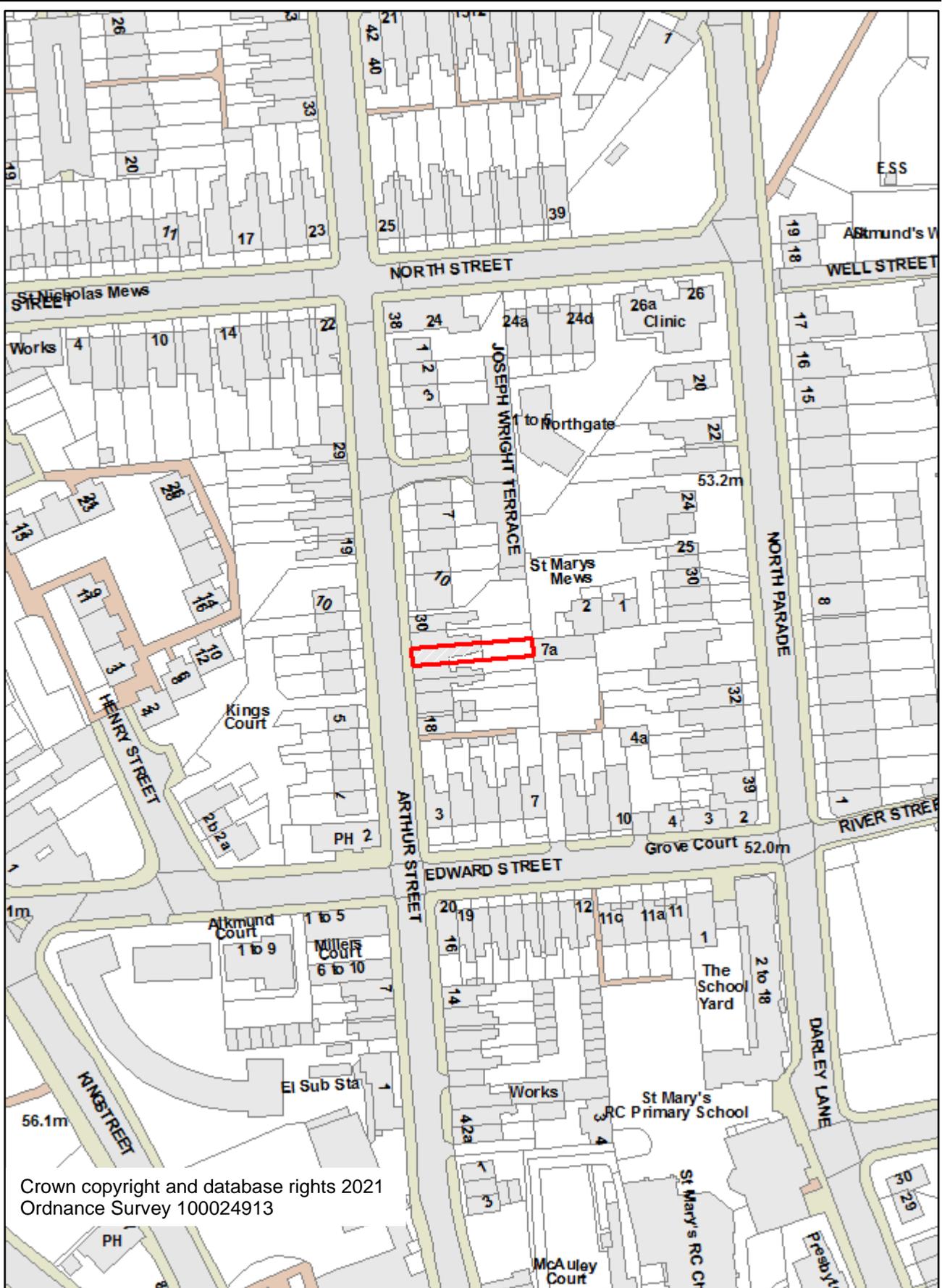
**Reason:** In the interests of visual amenity and the character of the building and conservation area

4. Time limit for replacement windows and doors

**Reason:** For the avoidance of doubt.

**8.4. Application timescale:**

The determination period ended on 23.7.2021. An extension of time until 17.9.2021 has been requested.



**1. Application Details**

**1.1. Address:** Land at the rear of 157 Duffield Road, Derby (access from Stanley Close)

**1.2. Ward:** Darley

**1.3. Proposal:**

Demolition of Existing Garage and erection of Dwelling house (Use Class C3).

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/00394/FUL>

**Brief description**

**The Site and Surroundings**

The site is situated at the rear of 157 Duffield Road (A6) and is accessed off Stanley Close. Both the site and 6 Stanley Close are in the ownership of the applicants.

No. 157 (The Mount) is a large single 19<sup>th</sup> Century dwelling, comprising a tall, stone-built 2-storey property, with a large rear garden. There is a significant change in levels between no. 157 and the application site.

No. 6 Stanley Close is a typical 1970/80s detached dwelling. The residential curtilage to the east has a large double garage, although not currently accessible, as the site has been fenced off. However, a new double garage has recently been constructed on the site frontage.

On the corner of Duffield Road and Stanley Close is the 3-storey brick and stone 'Stanley House' Nursing Home. This building has a long, thin two-storey extension that runs the length of the garden to 157 and also to the proposed site.

There is a substantial existing hedge on the north boundary of the site, which separates the site from properties in Beech Drive. There is an existing dropped kerb to the site onto Stanley Close.

Both 'The Mount' (157 Duffield Road) and the adjacent building 'The Knoll', (159 Duffield Road) are locally listed. These are non-designated heritage assets as defined in the NPPF.

**The Proposal**

The application seeks to demolish the existing redundant double garage to No.6 and replace it with a flat-roofed, 2-storey, contemporary single dwelling.

The proposed dwelling would be an L-shaped, 4-bedroomed property. It would have an integral garage and 2 parking spaces on the frontage. The dwelling would be located forward of No. 6 and the frontage would be immediately behind the two-storey extension of 'Stanley House' Nursing Home. 100 sqm of private amenity space would be provided to the rear and side of the dwelling. The submitted plans show the retention of the rear hedge and planting along the boundary with properties on Beech Drive.

The Design Concept is highlighted in the submitted Design & Access Statement, which states: "*With a narrow frontage to Stanley Close the design is looking to create*

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**Type: Full Application**

*a modern injection between the traditional architecture, using the constraints of the site to mould the form and provide a clear contemporary appearance noticeably different to the historic architecture.*

*The building is to be fundamentally sustainable, infilling an urban opportunity with a highly insulated, green energy building suitable for city family life. Adaptable to provide ground floor bedroom accommodation establishing a property that can be a life-time home.*

*Accessed off Stanley Close the new dwelling will accommodate up to 3 cars and provide electrical charging points for each one, this will ensure it can facilitate electrical cars for the entire family and guests. The main entrance and garage form the ground floor front elevation using timber cladding and white render to create a modern, stepped and attractive façade. At first floor level the projecting bedroom space is framed into a rendered box form with timber cladding infill giving the building a principal elevation that addresses the street. The building stepping back on the front elevation for further relief and to allow for a planted section which along with the timber cladding will soften the elevation and promote modern biophilic architecture”.*

The application has been accompanied by an Arboricultural Report, Bat Survey and Heritage Statement.

### **2. Relevant Planning History:**

<b>Application No:</b>	07/13/00869	<b>Type:</b>	Full Application
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	16/10/2013
<b>Description:</b>	Erection of swimming pool, lobby and garage (to no. 157)		
<b>Application No:</b>	03/08/00505	<b>Type:</b>	Full Application
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	26/06/2008
<b>Description:</b>	Erection of garage (for no. 6 Stanley Close)		

### **3. Publicity:**

- 12 Neighbour Notification Letters
- Site Notice

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

### **4. Representations:**

- 4.1 Cllr Martin Repton - I wish to object to the above planning application on behalf of local residents whose concerns I share. The Proposal is overbearing, out of keeping, goes against the grain of the area and other houses in the locality. It is on a very tight, small plot/ site and both during and after construction would lead to increases in parking problems especially with the road being used by staff and visitors to the adjacent Stanley House Nursing home.

**4.2 Local Residents**

This application has attracted 8 objections from local residents. In line with the Data Protection Act and associated legislation, this appraisal does not include details, or seek to identify through repeating specific comments, the individuals who have made representations about the application. Therefore, to maintain anonymity, the relevant planning grounds of objection 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. The following broad objections have been raised:

- Overdevelopment of site, caused by cramming property into small gap.
- Contemporary design is out of character with surroundings.
- Local parking problems will be exacerbated.
- Loss of privacy
- Adverse impact on green infrastructure and wildlife.

**5. Consultations:**

**5.1. Highways Development Control:**

The application proposes the demolition of an existing garage and the erection of a single dwelling. The application site has an existing dropped kerb provision and has an existing highway access and parking spaces which could be brought into use to service the existing garage. The access from Stanley road is onto a quiet residential street. The site plan shows parking for two vehicles on the driveway with additional parking providing within a garage. Electric vehicle charging facilities will be provided for all vehicles. The driveway caters for safe and suitable access for both vehicles and pedestrians.

**Recommendations:**

The Highway Authority has no objections to the proposals subject to the suggested conditions below.

Condition 1 - No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

Condition 2 - No part of the development hereby permitted shall be brought into use until the parking area is provided in accordance with the approved plan (2002,1005 P1). The parking area shall not be used for any purpose other than parking and unloading of vehicles.

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

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Condition 3 - Any gates at the access point shall open inwards only and constructed in accordance with details which have been first submitted to and approved in writing by the LPA (delete as appropriate).

Reason: In the interests of Highway safety.

Notes To applicant

The consent granted will result in the construction of a new building which needs naming and 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](mailto:traffic.management@derby.gov.uk) with the number of the approved planning application and plans clearly showing plot numbers, location in relation to existing land and property, and the placement of front doors or primary means of access on each plot.

### **5.2. DCC - Conservation Officer:**

Heritage Assets affected – This site is to rear of locally listed ‘The Mount’ 157 Duffield Road which is a mid-nineteen century building. The Derby Local List reads as follows: Villa built in 1851 to the designs of William Mansfield Cooper, by John Sutton. Two storeys; brick with slate covered hipped roof. Front elevation original stuccoed but this has been removed and the brick exposed on the front elevation. Central door to the front with stone portico, having two Doric columns and two pilasters with capitals and moulded cornice. Two ground floor canted bays to either side of the entrance, with plain sliding sash windows. Three plain sliding sash windows on the first floor. Gritstone boundary wall with four gritstone gate piers, stone capped.

The adjacent building ‘The Knoll’, 159 Duffield Road constructed in 1876 has also been designated as locally listed. These are non-designated heritage assets in NPPF terms. The local list identifies buildings and other structures within Derby which are considered to have some local importance, either from an architectural or historic viewpoint. The local list seeks to include buildings which are of merit in their own right, those which are worthy of group value in the street scene and any other feature which is considered to be worthy of conservation because it makes a positive contribution to the local environment. The list contains examples of different architectural styles from many periods, including those of relatively recent origins.

Missing information, Impact of proposals on Heritage Assets and comments –

This proposal is to demolish the modern garage, constructed after it gained approval in 2008, and construct a new 4-bedroom property. The current garage is located on an area of land which according to historic map evidence was part of the garden of The Mount, 157 Duffield Road which did extend back from the rear of the property and included the current Outbuilding. The site is proposed to include a further part of the garden belonging to 157 Duffield Road.

Although the current garage is partially obscured from the locally listed buildings, due to the difference in levels and the hedge, the proposed new building, will be visible from these two buildings. It is likely to negatively affect their settings.

The proposal is proposed within a tight location within the street scene and in terms of its size, scale, massing, layout, detailed design, and materials and does not relate well to its current context.

The statement says that the modern proposal will provide a clear contrast to the locally listed building and present a contemporary façade to Stanley Close. However, this is contrary to some of the placemaking principles within Policy CP3 of the Derby Local Plan – core strategy which states that proposals will be required to ‘(b) incorporate high quality architecture which is well integrated into its setting and exhibits locally inspired or distinctive character’ and ‘(g) respond positively to existing topography, landscape features ... heritage assets, existing buildings...’. Policy CP4 covered character and context which states that all proposals for new development will be expected to make a positive contribution towards the character, distinctiveness and identity of our neighbourhoods and states that the Council will assess all proposals in terms of suitability in relation to neighbouring buildings and the local area and assessment include that of development density, layout, grain, building form, scale, height and massing, siting, and setting etc.

Policies –

Policy E19 of the saved Local Plan Review (2006) and CP20 of the Local Plan – core strategy (2017) are relevant here. Section 16 on Conserving and enhancing the historic environment of the NPPF is relevant in particular to para 197 which reads ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’. There are also key design policies CP3 and CP4 which are relevant in this case.

Recommendation: Concern regarding proposal and impact on heritage assets. In relation to Design policies suggest substantial amendments to proposals to enable it to relate better to its context, as outlined above, rather than being alien to it

**5.3. Derbyshire Wildlife Trust:**

The application which involves the demolition of a garage is accompanied by a Bat Survey letter prepared by Eyebright Ecology dated 31 March 2021. The letter presents the results of a Preliminary Bat Roost Assessment carried out on 26 March 2021. From the descriptions provided in the letter together with a range of photographs we concur that the garage has negligible potential for bats and, as such, no further surveys are considered necessary.

Overall, we advise that the assessment that has been carried out for bats meets guidance within Circular 06/2005 and, as such, sufficient information regarding these protected species has been submitted to enable the Local Planning Authority to reach an informed decision in accordance with the guidelines and to discharge its duty in respect of the requirements of The Regulations 2019. In summary, no evidence of roosting bats was found and as such, we advise that bats should not present a constraint to the proposed development.

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We support the recommendation in the letter for any tree removal to take place to avoid the bird breeding season which should be secured by a planning condition.

### **5.4. County Archaeologist:**

The development is unlikely to have any impact on below ground archaeological remains, however it is just 20m to the west of two locally listed properties: no 157 The Mount, a villa built in 1851, and no 159 The Knoll, a 1876 villa built in the Italianate style. The new building is of a very modern design and will have a level of impact on the setting of these locally listed buildings. I would recommend that the advice of your Conservation Officer be sought in relation to this scheme.

### **6. Relevant Policies:**

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

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

- CP1(a) Presumption in favour of Sustainable Development.
- CP3 Placemaking Principles
- CP4 Character and Context
- CP6 Housing Delivery
- CP16 Green Infrastructure
- CP19 Biodiversity
- CP20 Historic Environment
- CP23 Delivering a Sustainable Transport Network

#### *Saved CDLPR Policies*

- GD5 Amenity
- H13 Residential development – General Criteria
- E19 Listed Buildings and Buildings of Local Historic Importance

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

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy\\_ADOPTED\\_DEC-2016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf)

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[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

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

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

**7. Officer Opinion:**

**Key Issues:**

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

**7.1. The Principle of Development**

**7.2. Layout and Spatial arrangement**

**7.3. Design and Appearance**

**7.4. Heritage Impact**

**7.5. Residential amenity**

**7.6. Technical Considerations**

**7.1. The Principle of Development**

Although not an allocated site, the application site represents a typical infill plot within the existing urban area. The proposed dwelling would be consistent with surrounding uses and would be acceptable in principle. The additional windfall dwelling would meet the housing delivery requirements of Core Strategy Policy CP6 and would contribute towards the Council's 5-year housing land supply.

**7.2 Layout and Spatial arrangement**

The proposed site has a narrow street frontage onto Stanley Close and a wider rear section which is hidden from the public realm. The juxtaposition of the proposed dwelling with the adjacent buildings in this location is a key consideration. The proposal would give a staggered street frontage, as the Nursing Home extension is already set further forward towards Stanley Close and the new dwelling would be sited forward of No.6. The proposal would provide an efficient use of an existing underused parcel of garden land. 100 sqm of private amenity space would be provided and there would be satisfactory separation distances to other nearby dwellings on Beech Drive and Duffield Road.

The proposal would directly abut the rear extension of the adjoining Nursing Home. However, this extension has a blank north elevation, which would be replicated by the proposed dwelling.

Overall, it is considered that the proposed layout of the development would be in accordance with Core Strategy Policies CP3 and CP4. However, given the limited size and layout of the site and the bespoke design, it is recommended that permitted development rights are removed for any extensions, alterations or outbuildings.

### **7.3 Design and Appearance**

The contemporary design, being a flat-roofed dwelling and using timber cladding and white render is intended to create a modern appearance, which doesn't replicate existing residential architecture in the locality. The timber cladding and planted section on the front of the building is intended to soften the front elevation. The proposed biophilic design approach seeks to connect building occupants more closely to nature. Biophilic designed buildings incorporate natural lighting and ventilation, natural landscape features and other elements for creating a more productive and healthy living environment for people.

The contemporary design of the dwelling would be clearly different from its surroundings. The typical 1970/80s architecture of Stanley Close is of its age, without any great design merit. The proposed dwelling would be set back from the street frontage, such that the visual impact on views down Stanley Close would not be significantly affected by the proposal.

It is considered that the proposed appearance, materials and design concept would be a radical solution, but of a similar nature to other bespoke designed houses, such as the Art-deco style properties 500m further up Duffield Road.

Overall, it is considered that the proposed design and appearance is acceptable in this location and meet the design principles set out in Core Strategy Policies CP3 and CP4 and Saved Local Plan Policy H13.

### **7.4 Heritage Impact**

The impact of the proposal on the 2 locally listed buildings on Duffield Road needs to be taken into account. The Conservation Officer considers that the proposal is likely to negatively affect their settings.

However, the contemporary proposal will provide a clear contrast to the character and significance of the 19<sup>th</sup> Century locally listed dwellings. The application site is situated at the very rear of No.157's garden and does not affect the views of those buildings from Duffield Road. Furthermore, the garden of No.157 has been modernised with landscaping and a swimming pool extension. No. 157 would retain its visual quality and historic character for the street frontage and its setting would not be harmed by the proposal.

The changes in levels across the site and the proposed boundary treatment with No.157 will also mitigate any impact on its setting, which is already significantly compromised by the 2-storey blank elevation of the Nursing Home extension.

It is accepted that the setting of the locally listed buildings will be marginally affected by the development. However, it is considered that the impact would not result in harm to the significance and setting of the heritage assets.

### **7.5 Residential amenity**

The proposed dwelling would have an element of impact on the amenities of both no. 6 Stanley Close and no. 157 Duffield Road, both of which are currently in the applicant's control.

The proposed dwelling would be set further forward than no. 6, however as set out above, there is an existing 2m high wall along this boundary and the closest ground floor window (to a kitchen), is already overshadowed by that wall. No. 6's main private amenity area is on the north and west side, away from the proposal so it would not see undue massing or loss of light.

The proposal would maintain a rear garden of 27m to no. 157, with a new boundary feature along the new eastern boundary and a single storey flat roof section abutting this boundary. I am therefore satisfied that here should be no adverse impact on the amenities of that property.

Even if the boundary hedge to the north of the site is degraded, it is considered that the relationship to the properties to the north (in Beech Drive) is acceptable, as there would be over 30m separation between principal windows. A condition is recommended to ensure that the rear flat roof is not used as a balcony, to prevent any additional overlooking.

#### **7.6 Technical Considerations**

An integral garage and 2 parking spaces are proposed to the front of the plot. Notwithstanding the local concerns expressed regarding parking problems in Stanley Close, there are no Highway Officer objections to the proposal. However, to address potential concerns during the construction phase, a condition requiring the approval of a Construction Management Plan is recommended to ensure there is no congestion or disturbance on the highway.

The application has been accompanied by an Arboricultural Report and a Bat Survey. No concerns have been raised by DWT, concerning biodiversity issues. The trees on the site are mainly those which form boundary hedges and a Sycamore off-site on Stanley Close frontage. This latter tree would not be affected by the development and the hedge along the boundary of No.6 and no.157 is of limited quality, which does not warrant retention.

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

#### **8.1. Recommendation:**

**To grant** planning permission with conditions.

#### **8.2. Summary of reasons:**

The application site represents a typical infill plot within the existing urban area. The proposed dwelling would meet the Council's housing delivery requirements, be consistent with surrounding uses and would be acceptable in principle. The proposed contemporary, biophilic design approach would be clearly different from its surroundings but of a similar concept to other bespoke designed houses. The impact on the setting of the nearby locally listed buildings will be marginal and not be so significant as to warrant a refusal on heritage grounds. The proposed layout and degree of separation to the neighbouring properties will mitigate any impact on residential amenity. Subject to Conditions, there are no technical objections.

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

**Application No: 21/00394/FUL**

**Type: Full Application**

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Consequently, it is considered that the proposal would not be in accordance with the key principles of Core Strategy Policies CP1, CP3, CP4, CP6, CP16, CP19, CP20, and CP23; and with Saved Local Plan Policies GD5 and H13.

### **8.3. Conditions:**

1. Standard 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 plans condition

**Reason:** For the avoidance of doubt

3. Materials to be used as set out on submitted plans.

**Reason:** In the interests of visual amenity and the character of the local streetscene and to preserve setting of locally listed buildings.

4. Definition of use (Class C3) and removal of permitted development rights for extensions, alterations or outbuildings.

**Reason:** To safeguard visual and residential amenities, due to constrained nature of the site and proximity of nearby dwelling houses.

5. Prior to the commencement of development, the submission and approval of Construction Management Plan.

**Reason:** In the interests of safeguarding residential amenity and highway safety.

6. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

**Reason:** In the interests of highway safety.

7. No part of the development hereby permitted shall be brought into use until the parking area is provided in accordance with the approved plan (2002,1005 P1). The parking area shall not be used for any purpose other than parking and unloading of vehicles.

**Reason:** In the interests of highway safety and to avoid congestion on the public highway.

8. Restriction on the use of the rear flat roof as a balcony.

**Reason:** In the interests of safeguarding residential amenity of nearby properties from overlooking.

**Committee Report Item No: 2**

**Application No: 21/00394/FUL**

**Type: Full Application**

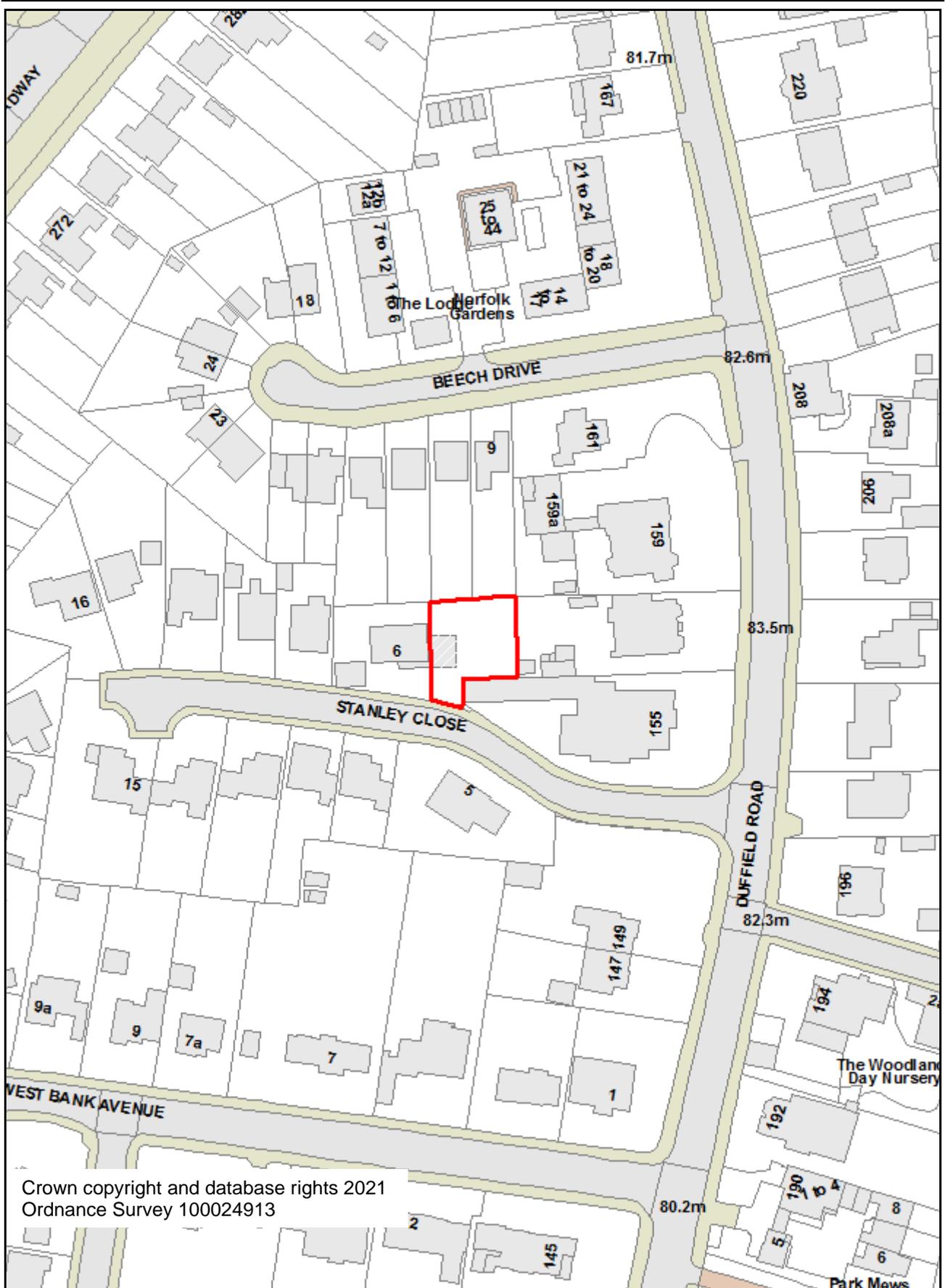
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**8.4. Informative Notes:**

1. The consent granted will result in the construction of a new building which needs naming and 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](mailto:traffic.management@derby.gov.uk) with the number of the approved planning application and plans clearly showing plot numbers, location in relation to existing land and property, and the placement of front doors or primary means of access on each plot.
2. Any tree removal to take place to avoid the bird breeding season.

**8.5. Application timescale:**

The application determination deadline expired on 3 May 2021. The application has been referred to Planning Control Committee by Cllr Repton. An extension of time has been agreed with the applicants until 17 September 2021.



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

**Application No: 21/00922/FUL**

**Type: Full Application**

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### **1. Application Details**

**1.1. Address:** 88 Lindon Drive, Derby

**1.2. Ward:** Alvaston

**1.3. Proposal:**

Change of Use from dwelling house (Use Class C3a) to care home (Use Class C2)

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/00922/FUL>

#### Site

This application relates to 88 Lindon Drive which is a substantial four bedroomed detached dwelling house with gardens to the rear and an area of hard standing to the front for vehicle parking.

The architectural style of dwelling is somewhat at odds with the surroundings dwellings which are considerably more mature, suggesting this was an 'in-fill' development. The property has a hanging tile decoration on the front elevation and an integral garage.

Lindon Drive is a residential street located between Shardlow Road and Elvaston Lane, with the application property being close to the Shardlow Road junction.

The site is therefore, well served by public transport and local amenities.

#### Proposal

This proposal seeks to change the use of the dwelling house to a small care home (Use Class C2)

The accompanying Planning Statements submitted indicate there will be a maximum of four residents at the property aged between five and seventeen years old, with an available staff of ten who will work on a shift basis changing over at 8.00am. Two staff will sleep at the property overnight. The existing integral garage will be converted to provide an office/accommodation for staff.

The home will operate as close as possible to a 'family home environment' with the children being permanently resident and attending mainstream school, supported by carers.

The home will be managed by a professional company 'Platform Childcare' who are based in Burton-Upon-Trent and operating since 2012. They are registered providers of care for young people whose premises are inspected and regulated by Ofsted and work with Local Authorities to provide care for local children.

### **2. Relevant Planning History:**

<b>Application No:</b>	21/00368/CLP	<b>Type:</b>	Certificate of Lawful Proposed Development
<b>Decision:</b>	Refused	<b>Date:</b>	06/05/2021
<b>Description:</b>	Change of use from dwelling house (Use Class C3a) to residential with care (Use Class C3b)		

**3. Publicity:**

Neighbour Notification Letter - 4

Site Notice - yes

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

**4. Representations:**

In total 61 contributions have been received including a petition with 67 signatures. All the representations are in objection to the proposal.

- The petition cites concerns regarding anti-social behaviour from future residents which will result in problems for existing residents.
- Individual comments fall into two main categories -
  - 1, Increase in parking problems for existing residents caused by an increased level of activity at the site
  - 2, Concerns regarding the behaviour of residents at the home
- Fear of existing vulnerable residents being exploited
- Increased risk of damage to property
- Playing loud music late at night
- The proliferation of such uses and the impact of this on the character of the local area.
- The 'splintering' of the community due to the increase in care facilities
- Private companies using the opportunity to make money from housing young people who would be better placed in foster care.
- Problems with youths hanging about

**5. Consultations:**

**5.1. Highways Development Control:**

Observations:

The following observations are primarily based upon information shown on submitted application drawing 'PC-21-001-101 Rev A' and the accompanying 'Planning Statement'.

The Planning Statement suggests that the site would have parking for three vehicles. As existing, this appears not to be the case; measurements taken indicate that there is sufficient space for two vehicles. This can however be improved by extending the dropped footway crossing and hard paving the entire front curtilage ' this can be dealt with by appropriate condition.

I note also that there appears to be no cycle parking provision as part of the proposals. Such parking could be utilised by staff and visitors in order to encourage visits by more sustainable means. This can be dealt with by condition.

Para 109 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.'

The Highway Authority does not consider that the proposals are likely to have a highway safety impact, nor a severe impact upon the adjacent highway network.

**Recommendation:**

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

Condition 1: No part of the development hereby permitted shall be brought into use until parking for three vehicles has been provided; in accordance with details to be first submitted to; and approved in writing by the Local Planning Authority. The vehicle parking areas shall not thereafter be used for any purpose other than the turning and parking of vehicles.

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

Condition 2: No part of the development hereby permitted shall be brought into use until an extended dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

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

Condition 3: No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be covered, and that area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

**NOTE TO APPLICANT**

The development makes it necessary to improve a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact StreetPride at Derby City Council to apply for a vehicle access under Section 184 of the Highways Act 1980 (as amended) to arrange for these works to be carried out. Visit <https://www.derby.gov.uk/transport-and-streets/roads-highways-pavements/vehicle-access-kerbs/> or contact customerservices@derby.gov.uk or Tel 0333 200 6981.

**6. Relevant Policies:**

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

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

**Application No: 21/00922/FUL**

**Type: Full Application**

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

CP1A	Presumption in favour of sustainable development
CP2	Responding to Climate Change
CP3	Placemaking Principles
CP4	Character and Context
CP6	Housing Delivery
CP21	Community Facilities
CP23	Delivering a Sustainable Transport Network

### Saved CDLPR Policies

GD5	Amenity
H13	Residential Development (General Criteria)
E24	Community Safety

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

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy\\_ADOPTED\\_DEC-2016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf)

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

## **7. Officer Opinion:**

### **Key Issues:**

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

#### **7.1. The Principle of the Development**

#### **7.2. Impact on Residential Amenity**

#### **7.3. Community Safety Issues**

#### **7.4. Highway Issues**

#### **7.5. Visual Impacts**

#### **7.6. Conclusion**

**7.1. The Principle of the Development**

This proposal relates to the change of use of a dwelling house to an alternative form of residential use. Lindon Drive and the surrounding area is 'residential' in character and is an established mature neighbourhood with the amenities expected in such a location – schools, recreation grounds, shops, public transport etc.

The site has no specific allocation in the Local Plan – Part 1 and there are no 'in principle' concerns with the proposed change of use, with no policies to control the number or type of care facilities provided.

The operation and standards of management of care homes such as this is covered by other legislation and does not fall within the planning remit. The facilities will be inspected and controlled by Ofsted and the home must be registered in accordance with the Care Standards Act 2000.

**7.2. Impact on Residential Amenity**

Saved policy GD5 of the CDLPR (Amenity) 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. New development should not seriously detract from the amenity of nearby land, property, or the occupants of these. The point at which new development will unacceptably affect nearby areas will depend on the nature of the activity proposed and the nature of the surrounding area.

Multiple third party objections have been received which raise similar concerns relating to increased activity at the property, problems with parking and problems arising from the type of residents occupying the property.

The property is not being extended and the maximum number of resident children will be four supported by staff on site, with two sleeping over at any one time.

This level of occupation is no different to what might be expected in a four bedrooled family house and is not considered to be excessive. Such a residential property may well contain a family with two parents with cars and older children with their own vehicles all coming and going at different times of the day, plus receiving visitors and deliveries etc.

The second statement submitted 11.08.2021 indicates staff changeover times are at 8.00am and visitors maybe received between 9.00am and 5.00pm. School runs and shopping trips are also described. This is very similar to what might happen in a 'family' dwelling house with the level of activity not excessive given the numbers of staff and residents involved.

The provision of adequate parking for vehicles and bicycles before the premises opens as detailed in the Highway Officer comments and a condition to limit the number of children resident to four, can be used to preserve the amenity of neighbours.

The proposed use and the level of activity it will generate will not be above what might be expected in a residential property of this size and there are insufficient grounds to recommend refusal on these grounds providing appropriate conditions are used.

### **7.3. Community Safety Issues**

The bulk of the objections received in connection with this application relate to the fear of an increase in anti-social behaviour, damage to property, increase in gangs etc. due to the children who will be resident.

Crime and the fear of crime are material planning considerations however there is no evidence submitted which suggest that this home will result in this. Future residents will range in age from five years to seventeen, depending on those children in need of care on the area.

The staff at the home will be trained and experienced and the management company details in their statement of 11.08.2021 their history of running such facilities and their ethos. It must be stressed this is not a 'secure facility' but simply a small care facility for children in need.

Comments have also been received regarding the management of other homes in the area. These however are not the subject of this application or indeed operated by the company therefore it is unreasonable to suggest this is indicative of how this facility will operate.

There are considered to be no substantive reasons to refuse this application due to its impact on community safety.

### **7.4. Highway Issues**

The Highway Officer notes that Paragraph 109 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.'

The Highway Authority does not consider that the proposals are likely to have a highway safety impact, nor a severe impact upon the adjacent highway network.

The applicant has noted these comments plus those relating to the extending of the parking area for vehicles and the provision of cycle parking and indicated a willingness to undertake this addition work.

This can be conditioned as recommended to ensure the increased provision is available before the home opens.

Comments have also been received raising concerns about parking provision and the difficulties which already exist in the area. However, the proposed level of activity will not be significantly different to a conventional family dwelling house so there is no evidence to suggest that there will be an 'unacceptable impact' on highway safety. As such, with the use of appropriate conditions the proposals will accord with policy CP23 of the adopted Local Plan Part 1(Core Strategy).

### **7.5. Visual impacts**

No external alterations to the dwelling are proposed as part of this application, with the only change to the appearance being to the area of hard standing to the front of the dwelling.

**7.6. Conclusions**

The principle of the proposed residential care use is acceptable in this residential setting. Minor changes to the frontage to improve and secure parking provision are proposed and can be delivered.

The proposal is considered to accord with all relevant policies in the adopted Local Plan and the advice contained within the NPPF. It is therefore suggested that the application be granted permission subject to the suggested conditions.

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

**8.1. Recommendation:**

**To grant** planning permission with conditions.

**8.2. Summary of reasons:**

The principle of the proposed residential care use is acceptable and the proposal is considered to be acceptable in terms of highway safety and impacts on residential amenity, subject to compliance with the conditions. The proposal is deemed to comply with the relevant policies in the adopted Local Plan and the advice contained within the NPPF.

**8.3. Conditions:**

1. Standard three year time limit

**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 plans condition  
PC-21-001-101 Rev A

**Reason:** For the avoidance of doubt

3. Condition restricting the use of the property as a residential children's care home (Use Class C2) for occupation by four children with staff arrangements according to supporting statement received 11.08.2021.

**Reason:** To enable the local planning authority to maintain control over the proposed use and to safeguard the amenities of the surrounding area.

4. No part of the development hereby permitted shall be brought into use until parking for three vehicles has been provided; in accordance with details to be first submitted to; and approved in writing by the Local Planning Authority. The vehicle parking areas shall not thereafter be used for any purpose other than the turning and parking of vehicles.

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

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

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**Type: Full Application**

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5. No part of the development hereby permitted shall be brought into use until an extended dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

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

6. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be covered, and that area shall not thereafter be used for any purpose other than the parking of cycles.

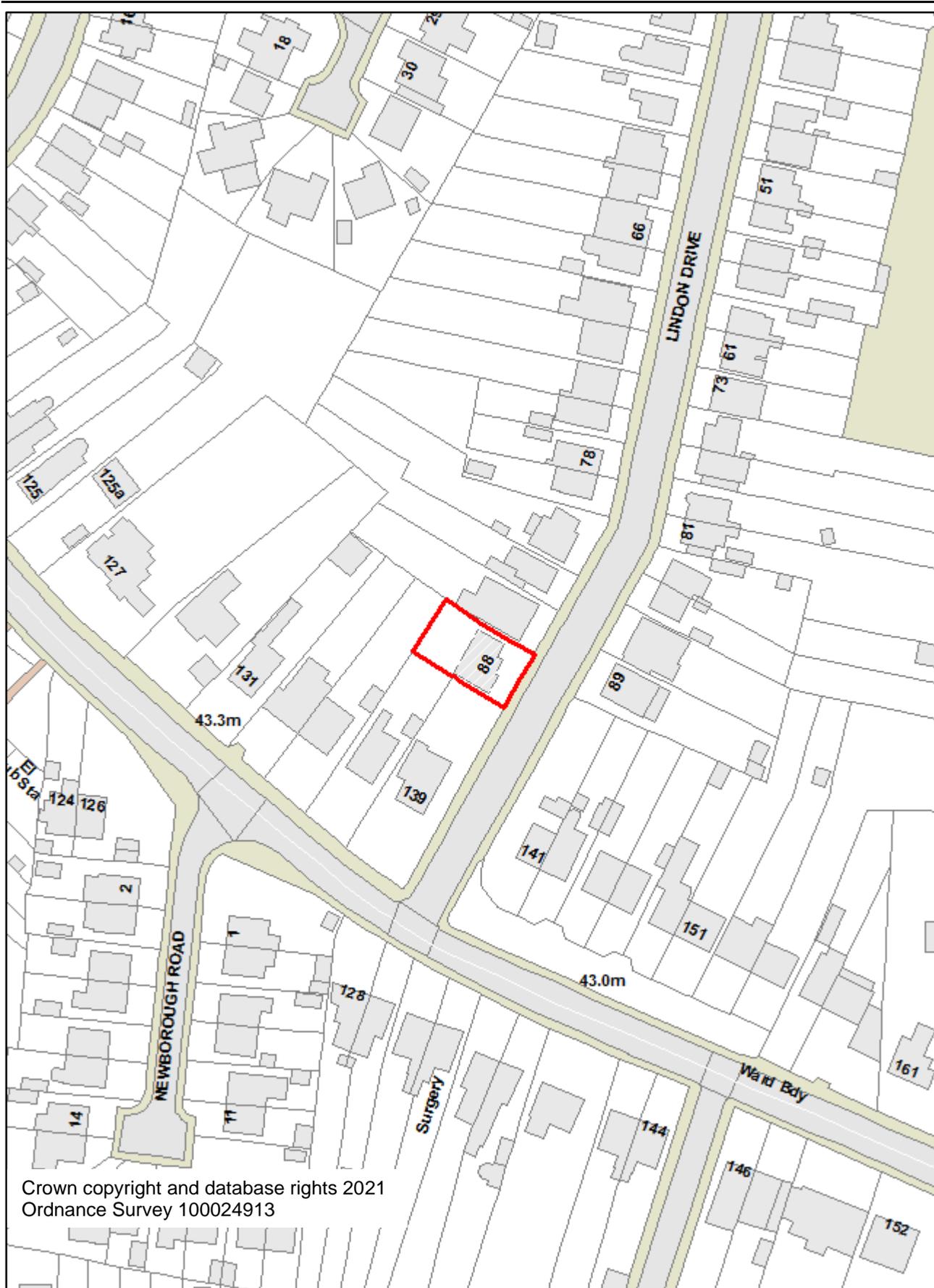
**Reason:** To promote sustainable travel.

### **8.4. Informative Notes:**

1. The development makes it necessary to improve a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact StreetPride at Derby City Council to apply for a vehicle access under Section 184 of the Highways Act 1980 (as amended) to arrange for these works to be carried out. Visit <https://www.derby.gov.uk/transport-and-streets/roads-highways-pavements/vehicle-access-kerbs/> or contact customerservices@derby.gov.uk or Tel 0333 200 6981.

### **8.5. Application timescale:**

An extension of time has been agreed on this application until 17<sup>th</sup> September 2021 to allow the application to be considered by the Planning Control Committee



## **Committee Report Item No: 4**

**Application No: 21/00931/TPO**

**Type: Works to Trees with a TPO**

### **1. Application Details**

**1.1. Address:** 11 Queen Mary Court, Derby

**1.2. Ward:** Darley Ward

**1.3. Proposal:**

Crown lift to 4.5m of a Copper Beech tree and reduction of lateral branches to give 4m clearance of the dwelling house of a Copper Beech tree protected by Tree Preservation Order no. 64

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/00931/TPO>

**Brief description**

An application for tree works: works to trees subject to a tree preservation order has been submitted for the crown lifting of a protected tree to 4.5m above ground level and for the reduction of lateral branches to provide 4m canopy clearance to the dwelling at 11 Queen Mary Court. Cut diameters will not exceed 50mm. The tree is protected by TPO No.64. The site is within the Strutts Park Conservation Area and is also within the World Heritage Buffer Zone.

### **2. Relevant Planning History:**

<b>Application No:</b>	10/14/01348	<b>Type:</b>	TPO
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	13/11/2014
<b>Description:</b>	Crown lift to 5.5m of Beech tree protected by Tree Preservation Order No 64		
<b>Application No:</b>	09/11/01070	<b>Type:</b>	TPO
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	31/10/2011
<b>Description:</b>	Crown lift by 4 metres of Beech tree protected by Tree Preservation Order No. 64		
<b>Application No:</b>	05/11/00625	<b>Type:</b>	TPO
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	31/01/2012
<b>Description:</b>	Thinning of overhanging branches of 4 Yew trees protected by Tree Preservation Order No. 64		
<b>Application No:</b>	09/07/01748	<b>Type:</b>	TPO
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	20/11/2007
<b>Description:</b>	Crown Reduction and Thinning of 4 Yew Trees Protected by Tree Preservation Order 1991 No.64 (Former Queen Mary Maternity Home, Duffield Road)		
<b>Application No:</b>	05/04/01014	<b>Type:</b>	Trees in Conservation Area
<b>Decision:</b>	Raise No objection	<b>Date:</b>	22/07/2004
<b>Description:</b>	Crown lifting to 3.6 metres of Copper Beech tree within Strutts		

## **Committee Report Item No: 4**

**Application No: 21/00931/TPO**

**Type: Works to Trees  
with a TPO**

	Park Conservation Area		
<b>Application No:</b>	01/94/00014	<b>Type:</b>	TPO
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	17/02/1994
<b>Description:</b>	Felling of Holly covered by Tree Preservation Order		

### **3. Publicity:**

Site Notice - Yes

Inclusion in the Weekly Planning List

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

### **4. Representations:**

One representation has been received objecting to the proposed works.

The objector inserted a screenshot of section 4 of the application form which reads: **For works to tree covered by a TPO** - Please indicate whether reasons for carrying out the proposed works include any of the following. If so, your application **MUST** be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of tree(s) - e.g. it is diseased, or you have fears that it may break of fail. **'No' ticked**
2. Alleged damage to property - e.g. subsidence or damage to drains or drives. **'No' ticked**

The main points of the objection are:

- There is no damage and no alleged damage either.
- It would set a precedent in the area.

The objection is noted.

### **5. Consultations:**

None

### **6. Relevant Policies:**

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

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

CP2 Responding to Climate Change  
CP16 Green Infrastructure  
CP19 Biodiversity  
CP20 Historic Environment

### Saved CDLPR Policies

E18 Conservation Areas

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

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC\\_2016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC_2016_V3_WEB.pdf)

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

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

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

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

## **7. Officer Opinion:**

### **Key Issues:**

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

#### **7.1. Protected Tree**

#### **7.2. Reason and Impact of Proposed works**

#### **7.3. Reason for application to be determined by Committee**

#### **7.4. Objection**

#### **7.5. Consequence of Refusing Consent**

#### **7.1. Protected Tree**

The tree subject to this application is protected by TPO No. 64 which was made on 18.09.1991. The site is also within the Strutts Park Conservation Area

#### **7.2. Reason and Impact of Proposed Works**

The proposed works of a crown lift to 4.5m (above ground level) and the reduction of lateral branches to give 4m (canopy) clearance to the dwelling house is reasonable and acceptable. The proposed works will not result in a significant loss of public

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amenity value or have a significant impact on long term tree retention.

The reasons for tree works are varied and is not exclusively limited to trees in poor condition or to those trees that are damaging property. The applicant has not stated that the tree is in poor condition or that the tree is damaging property. In this case the reasons for the proposed works are given as:

- The tree is starting to encroach on the properties.
- It is taking a lot of light.
- The branches are very low.
- The applicant would like some light/space underneath the tree.
- The removal of low branches would make it easier to maintain the garden beneath.

### **7.3. Reason for application to be determined by Committee**

Councillor Martin Repton is the applicant and owner of the tree subject to this application. As the applicant is an elected Member it is necessary to report this application to Committee for member's scrutiny.

### **7.4. Objection**

One objection has been received. The content of the objection is noted. I am satisfied that the proposed works to the tree are acceptable and reasonable. It should be noted that the submission of one objection from a member of the public does not require the application to be determined by the Planning Control Committee. The sole reason for this application to be determined by the Planning Control Committee is that the applicant is an elected Member.

### **7.5. Consequence of Refusing Consent**

If refused the applicant can appeal to the Secretary of State.

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

### **8.1. Recommendation:**

**To grant** consent subject to conditions.

### **8.2. Summary of reasons:**

The reasons are in the interest of visual amenity and tree health and for the avoidance of doubt. The conditions detailed below will ensure that a clear specification of trees works are permitted.

### **8.3. Conditions:**

1. **Crown lifting (conditioned height)** - Crown lifting shall involve the removal of low secondary branches only to provide 4.5m canopy clearance above ground level and result in a tree of balanced appearance. Those branches to be pruned shall be cut at their origin and all branch collars shall be left intact or branches should be pruned to a secondary

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growth point, whichever is the lesser, in order to attain the specific height. Climbing irons or "spikes" shall not be used. Cut diameters of branches to be removed or shortened shall not exceed 50mm.

**Reason:** In the interests of visual amenity and tree health and for the avoidance of doubt 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

**2. Crown lifting (conditioned height)** - Crown lifting shall involve the removal of low secondary branches only to provide 4.5m canopy clearance above ground level and result in a tree of balanced appearance. Those branches to be pruned shall be cut at their origin and all branch collars shall be left intact or branches should be pruned to a secondary growth point, whichever is the lesser, in order to attain the specific height. Climbing irons or "spikes" shall not be used. Cut diameters of branches to be removed or shortened shall not exceed 50mm.

**Reason:** In the interests of visual amenity and tree health and for the avoidance of doubt 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

**3. Standard of tree works** - All tree works must be carried out in accordance with the guidance and recommendations detailed within British Standards 3998:2010 'Tree Work - Recommendations'

**Reason:** In the interests of visual amenity and tree health and for the avoidance of doubt and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice

**4. Time limit** - The work authorised shall be carried out within 2 years of the date of this consent unless the Local Planning Authority has agreed a written variation.

**Reason:** Beyond that period the health and visual appearance of the tree would need to be reassessed 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:**

None

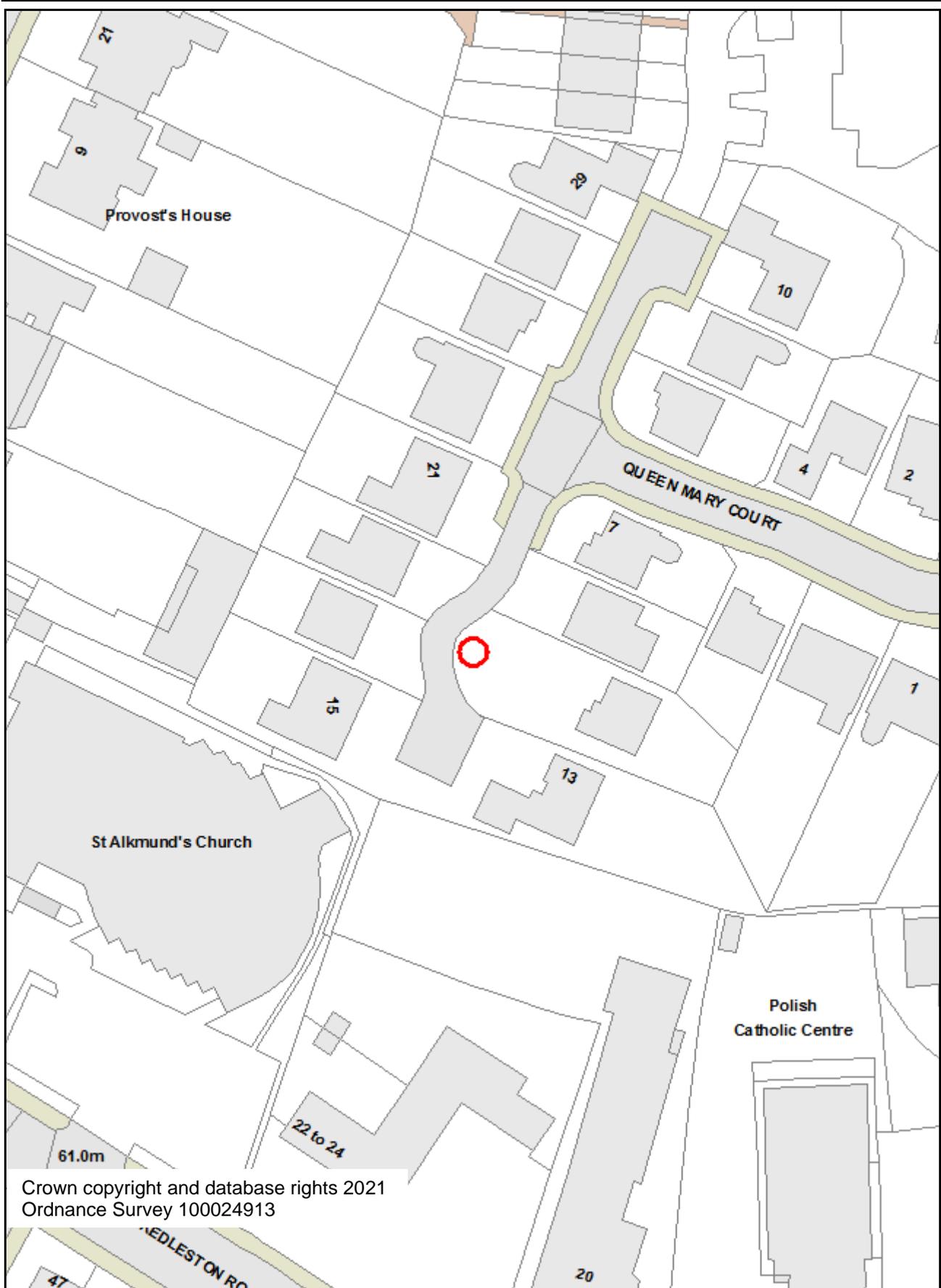
### **8.5. Application timescale:**

The application was validated on 4<sup>th</sup> June 2021. The application expired on 31<sup>st</sup> July and has been reported to Committee for the reason stated above.

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**Delegated decisions made between  
Between 01/07/2021 and 31/07/2021**



Application No:	Application Type	Location	Proposal	Decision	Decision Date
03/18/00424	Variation of Condition	Castleward Including Siddals Road / Canal Street / John Street / Carrington Street / Copeland Street / New Street / Liversage Street Derby	Outline Application With Details Of Phase 1 To Comprise Development Of Castleward, Involving Demolition Of Buildings, Residential Development (Up To 840 Dwellings), Retail (Use Class A1), Restaurant/Cafes (Use Class A3), Offices (Use Class B1), Hotel (Use Class C1), Non-Residential Institutions (Use Class D1), Assembly And Leisure (Use Class D2), School (Use Class D1), Community Centre, (Use Class D1), Bingo Hall (Use Class D2), Alterations To Vehicular Accesses, Formation Of Boulevard And Pedestrian Crossing And Refurbishment Of Public Realm - Variation Of Conditions 45. And 46 Of Previously Approved Planning Permission DER/05/12/00563 To Allow For Use Of Unit 11 As A Bridal Shop Under Class Use A1 (Over 100 SQM)	Approval	05/07/2021
05/18/00703	Full Application	Land Adjacent To 37 Keats Avenue Littleover Derby	Erection Of A Dwelling House And Garage (Use Class C3) And Front Boundary Wall	Approval	27/07/2021
19/00876/DISC	Compliance/Discharge of Condition	1 Church Lane Darley Abbey Derby DE22 1EW	Demolition of existing bungalow and erection of 6 apartments including means of access and parking - Discharge of conditions 3, 4, 5, 6, 7, 8 & 9 of previously approved application code No. 18/01583/FUL	Discharge of Conditions Complete	13/07/2021
19/01046/DISC	Compliance/Discharge of Condition	Land North Of Allan Avenue/Pritchett Drive Littleover Derby	Erection of a maximum of 80 dwellings and associated drainage and highway Infrastructure- Approval of reserved matters of access, appearance, landscaping,, layoutt and scale of previously approved Outline Permission Code No. DER/12/14/01678 - discharge of condition Nos 2 and 4 (part 2) of previously approved permission	Discharge of Conditions Complete	02/07/2021

			DER/08/18/01313		
19/01654/NONM	Non-Material Amendment	Site Of And Land At Kingsway Hospital Kingsway Derby	Residential development (580 dwellings), Erection of offices (Use Class B1), retail units (Use Classes A1, A2 And A3), business units and associated infrastructure (roads, footpaths, open space and allotments) - Application for approval of reserved matters in respect of layout, scale, appearance of buildings and landscaping of the site for the erection of 291 residential units, retail units (Use Class A1, A2 And A3) and associated infrastructure (including roads, footpaths, open space and allotments) made pursuant to outline planning permission DER/07/08/01081/PRI - non-material amendment to previously approved planning permission 08/18/01304 to amend the house types of plots 503, 504, 505 and 506	Approval	06/07/2021
20/00658/FUL	Full Application	7 Hill Top And Land At The Rear Of 7-12 Hill Top Derby DE21 4FW	Demolition of Outbuildings. Erection of six bungalows (Use Class C3) and all associated ground works	Approval	27/07/2021
20/00862/FUL	Full Application	Site Of 17 High Street Chellaston Derby DE73 6TB	Demolition of bungalow. Erection of a two ground floor retail units (use class A1) with first floor office/storage areas	Approval	21/07/2021
20/01053/FUL	Full Application	66 Chestnut Avenue Mickleover Derby DE3 9FS	Single storey rear extension to dwelling house (enlargement of kitchen)	Approval	22/07/2021
20/01254/FUL	Full Application	Sinfin D Site Rolls Royce Wilmore Road Derby DE24 9BD	Erection of an electrical sub-station	Approval	01/07/2021
20/01551/FUL	Full Application	Car Park At Rear 7 - 10 Brick Street	Erection of four student flats (Sui Generis Use)	Approval	21/07/2021

		Derby DE1 1DU			
20/01564/FUL	Full Application	21 Spindletree Drive Derby DE21 2DG	First floor side extension to dwelling house (two bedrooms)	Approval	05/07/2021
20/01606/FUL	Full Application	Land Adjacent To 67 Rose Hill Street Derby DE23 8FZ	Erection of ground floor retail unit and three flats on first and second floor	Refused	20/07/2021
20/01649/FUL	Full Application	43 Church Lane Darley Abbey Derby DE22 1EX	Erection of an additional storey to form a dwelling house together with a single storey front extension, alterations to the external materials and formation of a new vehicular access	Approval	23/07/2021
21/00064/FUL	Full Application	Land Adjacent To The Old Hall Burton Road Derby DE23 6EH	Erection of 14 dwellings with access, parking, layout, landscaping and associated ground works	Approval	21/07/2021
21/00107/FUL	Full Application	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 store rear extension and retention of dormer roof alterations to the rear.	Approval	14/07/2021
21/00147/RES	Reserved Matters	Derby Triangle Wyvern Way Derby DE21 6NZ	Mixed use development, comprising use class B2 (general industry) and use class B8 (storage and distribution.) Associated development including site re-grading, flood alleviation works, provision of access from and alterations to Wyvern Way and safeguarding of land for the Derby and Sandiacre Canal restoration project - Approval of reserved matters of scale, layout, appearance and landscaping in respect of Phase O - Flood Conveyance Corridor and associated works under outline permission Code no.	Approval	05/07/2021

			19/00491/OUT		
21/00179/FUL	Full Application	8 Beech Avenue Derby DE24 0DX	Two storey side and rear and single storey rear extensions to dwelling house (garage, kitchen, two bedrooms, bathroom and ensuite)	Approval	09/07/2021
21/00181/FUL	Full Application	102 Pear Tree Crescent Derby DE23 8RQ	Raising of the roof height to form rooms in the roof space (two bedrooms)	Approval	30/07/2021
21/00182/FUL	Full Application	Former Buzz Bingo Foresters Park Centre Sinfin Lane Derby DE23 8AG	Change of use of bingo hall (Sui Generis) to retail (Use Class E) and associated external alterations, construction of external plant compound, reconfiguration of car park and site access and associated landscaping	Approval	20/07/2021
21/00200/DISC	Compliance/Discharge of Condition	210 Normanton Road Derby DE23 6UX	Change of use from retail (Use Class E) to Hot Food shop (Sui Generis Use) - Discharge of condition no 3 of previously approved permission 20/01515/FUL	Discharge of Conditions Complete	23/07/2021
21/00211/FUL	Full Application	106 Chain Lane Derby DE23 4EB	Erection of garages	Approval	13/07/2021
21/00260/FUL	Full Application	15 South Avenue Darley Abbey Derby DE22 1FB	Single storey side and rear extensions to dwelling house and roof alterations to include installation of a front dormer window to form rooms in the roof space	Approval	07/07/2021
21/00267/FUL	Full Application	Fields Farm Duffield Road Derby DE22 2ES	Two storey side extension to dwelling house (annexe accommodation) with balcony	Approval	09/07/2021
21/00272/FUL	Full Application	118 Chaddesden Park Road Derby DE21 6HG	Single storey side extension to dwelling house (w.c and utility)	Approval	08/07/2021
21/00284/VAR	Variation of Condition	1 Midland Road Derby DE1 2SN	Retention of change of use and alterations to Public House to form 5 apartments on first and second floors - Variation of condition 2 of previously approved permission 19/01687/FUL	Approval	22/07/2021

			to amend the approved layout		
21/00298/RES	Reserved Matters	Derby Triangle Wyvern Way Derby DE21 6NZ	Mixed use development, comprising use class B2 (general industry) and use class B8 (storage and distribution.) Associated development including site re-grading, flood alleviation works, provision of access from and alterations to Wyvern Way and safeguarding of land for the Derby and Sandiacre Canal restoration project. Approval is sought for two vehicular accesses from Wyvern Way, with all other matters to be reserved. - Reserved Matters application pursuant to outline planning permission ref. 19/00491/OUT providing details of Scale, Layout, Appearance and Landscaping in respect of Phase 2 - Erection of one commercial unit within B2/B8 use class, including associated loading, servicing and parking areas, together with provision of site wide internal roads, drainage attenuation pond, swales, landscaping and associated infrastructure	Approval	08/07/2021
21/00302/FUL	Full Application	40 Springwood Drive Derby DE21 2HE	First floor rear and single storey front and rear extensions to dwelling house (living space and bedroom)	Approval	01/07/2021
21/00312/FUL	Full Application	207 Rykneld Road Derby DE23 4DL	Hip to gable roof alterations and rear dormer to form rooms within the roofspace (two bedrooms, en-suite and store)	Approval	13/07/2021
21/00343/FUL	Full Application	2 Pearl Close Derby DE21 2JX	Erection of a boundary fence	Approval	27/07/2021
21/00359/FUL	Full Application	31 Richmond Avenue Derby DE23 1DL	Raising of the roof height and installation of dormers to form rooms in the roof space together with front side and rear extensions to dwelling house	Approval	01/07/2021
21/00365/FUL	Full Application	70 Portreath Drive Derby DE22 2RZ	Two storey side extension to dwelling house (sensory room, W.C., bedroom and enlargement of kitchen and bedroom)	Approval	27/07/2021

21/00367/FUL	Full Application	25 Girton Way Derby DE3 9DG	Change of use from dwelling house (Use Class C3) to care home (Use Class C2)	Approval	28/07/2021
21/00396/FUL	Full Application	111 Pear Tree Crescent Derby DE23 8RQ	First floor rear extension to dwelling house (bedroom) and installation of a new window to the first floor side elevation	Approval	27/07/2021
21/00404/TPO	Works to a tree with a TPO	Derby Crown Court Morledge Derby DE1 2XE	Various works to Norway Maple trees protected by Tree Preservation Order No. 470	Approval	13/07/2021
21/00417/FUL	Full Application	127 Morley Road Derby DE21 4QY	Two storey side extension to dwelling house (garage, utility, W.C., bedroom, bathroom and enlargement of kitchen)	Approval	05/07/2021
21/00422/FUL	Full Application	546 Kedleston Road Derby DE22 2NG	Two storey rear extension to dwelling house (bedroom , en-suite and enlargement of kitchen)	Approval	01/07/2021
21/00423/FUL	Full Application	40 Reginald Road South Derby DE21 6ND	Single storey side/rear extension to dwelling house	Approval	20/07/2021
21/00425/TPO	Works to a tree with a TPO	2 Newport Court Derby DE24 0UL	Crown reduction by 2m of an Oak tree protected by Tree Preservation Order no. 538	Approval	13/07/2021
21/00432/FUL	Full Application	14 Knights Road Derby DE73 5WW	Two storey side and single storey front extension to dwelling house (dining room, play room, bedroom, dressing room and porch) and erection of detached garage.	Approval	16/07/2021
21/00441/VAR	Variation of Condition	Land To The South Of Victory Road Victory Park Derby DE24 8ZF	Erection of three units (Use Classes B1(b), B1(c), B2 and B8) together with access, car parking, landscaping and associated works - Variation of condition no 2 of previously approved permission 19/00220/FUL to amend car parking layout at unit 15.	Approval	14/07/2021
21/00450/FUL	Full Application	The Bungalow Folly Road Derby	Extensions to dwelling to raise roof height to create rooms in roof space (two bedrooms, en-suite bathrooms and dressing rooms)	Refused	07/07/2021

		DE22 1ED	together with erection balcony to rear. Formation of new pitched roof over utility room		
21/00460/FUL	Full Application	Land South Of Pioneer Way And Off Infinity Park Way Derby	Formation of a surface water drainage Lagoon and flood attenuation area; raising and shaping of ground levels to create development platforms and associated drainage channels/features; together with associated haul routes, landscaping and ancillary works.	Approval	09/07/2021
21/00471/FUL	Full Application	Northgate House 46 Friar Gate/Agard Street Derby DE1 1DF	Change of use to 166 bedroom/cluster studio student accommodation together with replacement of windows and doors, internal alterations, formation of parking spaces for staff, cycle storage and refuse store	Approval subject to Section 106	29/07/2021
21/00472/LBA	Listed Building Consent - Alterations	Northgate House 46 Friar Gate/Agard Street Derby	Change of use to 166 bedroom/cluster studio student accommodation together with replacement of windows and doors, internal alterations, formation of parking spaces for staff, cycle storage and refuse store	Approval	23/07/2021
21/00483/FUL	Full Application	386 Duffield Road Derby DE22 1ER	Erection of a garden boundary.	Approval	22/07/2021
21/00485/FUL	Full Application	Unit 2 Kingsway Retail Park Kingsway Derby DE22 3FA	Use of non-food retail warehouse unit for the sale of food and drink for human consumption and restricted non-food goods (transfer of unrestricted retail use from Unit 1A. No increase in amount of unrestricted retail use)	Approval	09/07/2021
21/00504/TPO	Works to a tree with a TPO	2 Newcrest Close Derby DE23 4YP	Re-pollarding to 6m of a Lime tree protected by Tree Preservation Order no. 30	Approval	19/07/2021
21/00515/NONM	Non-Material Amendment	Land West Side Of Ascot Drive (behind 619 - 697 Osmaston Road And Adjacent To Ascot Drive Fire Station)	Extension of existing Fire Station to form a new Police Station including formation of car parking and associated landscaping - Non-material amendments to application	Approval	02/07/2021

		Derby	19/00049/FUL to amend the approved plans		
21/00525/FUL	Full Application	25 Speedwell Close Derby DE21 2XR	First floor extension to dwelling house (bedroom)	Approval	01/07/2021
21/00532/FUL	Full Application	69 Thirsk Place Derby DE24 8JJ	Installation of flue extractor system	Approval	23/07/2021
21/00539/FUL	Full Application	31 Woodsorrel Drive Derby DE21 2UF	First floor rear extension to dwelling house (en-suite and enlargement of bedroom) and installation of two new windows to the first floor side elevation	Approval	01/07/2021
21/00585/FUL	Full Application	Land South Of Pioneer Way Derby	Erection of Industrial Unit (Use Classes E (g) iii / B2 / B8), with External Yard incorporating plant, open storage of materials and finished products (with alternative scheme including dock levellers), together with introduction of right turn provision within the adjoining highway and all associated parking, servicing, drainage and landscaping areas	Approval subject to Section 106	26/07/2021
21/00593/FUL	Full Application	103 Dale Road Spondon Derby DE21 7DJ	Roof alterations to form rooms in the roof space	Approval	28/07/2021
21/00594/FUL	Full Application	105 Dale Road Spondon Derby DE21 7DJ	Roof alterations to form rooms in the roof space	Approval	28/07/2021
21/00626/CAT	Works to Trees in a Conservation Area	77 Belper Road Derby DE1 3ER	Crown reduction by 1-2m of a Cedar tree within the Strutts Park Conservation Area	Approval	06/07/2021
21/00631/FUL	Full Application	61 Church Lane Darley Abbey Derby DE22 1EX	Formation of a vehicular access and alterations to boundary wall	Approval	28/07/2021
21/00637/FUL	Full Application	388 Burton Road	Erection of an outbuilding (garage)	Refused	22/07/2021

		Derby DE23 6AF			
21/00646/FUL	Full Application	Croft House 51 Ashbourne Road Derby DE22 3FS	Change of use from business centre (Use Class E) to school (Use Class F1)	Approval	22/07/2021
21/00648/FUL	Full Application	141 Morley Road Derby DE21 4QY	Single storey rear extension to dwelling house (garden room)	Approval	05/07/2021
21/00663/FUL	Full Application	22 Jubilee Road Derby DE24 9FG	Two storey side extension to dwelling house (sitting room, bathroom, shower room, hall and two bedrooms)	Approval	08/07/2021
21/00670/FUL	Full Application	325 Uttoxeter Road Derby DE3 9AH	Erection of outbuilding (garden room)	Approval	01/07/2021
21/00672/DISC	Compliance/Discharge of Condition	Land Between 42 And 46 Middleton Avenue Derby DE23 6DL	Erection of a dwelling (Use Class C3) and felling of a Eucalyptus tree protected by Tree Preservation Order no. 492 - Discharge of conditions 3, 4, 5, 6, and 10 of planning permission 19/01070/FUL	Discharge of Conditions Complete	30/07/2021
21/00679/FUL	Full Application	38 Royal Hill Road Derby DE21 7AG	Two storey side and single storey rear extensions to dwelling house (store, play room, W.C., kitchen, bedroom and en-suite)	Approval	09/07/2021
21/00680/FUL	Full Application	Land At South East End Of Baron Close Derby	Retrospective application for change of use of land from public open space to parking area	Approval	06/07/2021
21/00693/DISC	Compliance/Discharge of Condition	The Riverside Path Bass Recreation Ground To Alvaston Park Derby	Widening of an existing multi user path - Discharge of conditions 3, 4 and 5 of planning permission 19/00046/FUL	Discharge of Conditions Complete	23/07/2021
21/00695/FUL	Full Application	414 Harvey Road Derby DE24 8JX	Formation of vehicular access	Approval	16/07/2021
21/00698/DISC	Compliance/Discharge of	Surface Car Park	Erection of a two storey school/nursery	Discharge of	01/07/2021

	Condition	Carrington Street Derby DE1 2ND	building with roof terraces (Use Class D1) and associated operational development and boundary treatments - Discharge of conditions 4, 7, 9, 10, 11 and 12 of planning permission 20/00117/FUL	Conditions Complete	
21/00699/OUT	Outline Application	Land At The Side Of 319 Ladybank Road Derby DE3 0TW	Residential development - one dwelling (Use Class C3) and formation of a new vehicular access	Refused	22/07/2021
21/00701/FUL	Full Application	4 Redstart Close Derby DE21 7TH	First floor side extension over existing garage and kitchen and single storey rear extension (bedroom, en-suite and kitchen)	Approval	23/07/2021
21/00707/ADV	Advertisement Consent	20 St Christophers Way Derby DE24 8JY	Display of one internally illuminated double sided totem sign	Approval	22/07/2021
21/00712/FUL	Full Application	12 Weirfield Road Derby DE22 1DH	Single storey front extension to dwelling house (porch) and installation of roof lights to the front and rear elevations	Approval	19/07/2021
21/00716/NONM	Non-Material Amendment	Site Of Patterdale Old Hall Avenue Littleover Derby DE23 6EN	Erection of two detached dwelling houses - Non-material amendment to previously approved planning permission 02/15/00231 to change the integral garage to habitable accommodation and amend the internal ground floor layout of plot 2	Approval	06/07/2021
21/00723/OUT	Outline Application	Land At The Side Of 54 Gisborne Crescent Derby DE22 2FL	Residential development - (one dwelling)	Approval	28/07/2021
21/00728/FUL	Full Application	32 Church Lane Darley Abbey Derby DE22 1EY	Side extension, installation of a new raised roof with rear dormers to form rooms in the roof space and installation of cedar cladding	Approval	09/07/2021
21/00735/FUL	Full Application	4 Murray Road Derby DE3 9LE	Two storey side and single storey front and rear extensions to dwelling house (porch, car port, two bedrooms, en- suite and living space)	Approval	09/07/2021

21/00741/CAT	Works to Trees in a Conservation Area	11 Cornhill Derby DE22 2GG	Felling of a Conifer tree within the Allestree Conservation Area	Approval	06/07/2021
21/00742/CLP	Lawful Development Certificate -Proposed	25 Chestnut Avenue Mickleover Derby DE3 9FT	Single storey side extension to dwelling house (garage) and installation of hardsurfacing	Approval	22/07/2021
21/00747/FUL	Full Application	22 Valley Road Chaddesden Derby DE21 6QT	Single storey side and rear extensions to dwelling house (car port and kitchen/sitting room)	Approval	20/07/2021
21/00753/CLP	Lawful Development Certificate -Proposed	18 Gravel Pit Lane Derby DE21 7DA	Single storey rear extension to dwelling house (kitchen)	Approval	19/07/2021
21/00756/VAR	Variation of Condition	Land At The Rear Of Oaklands 11 Penny Long Lane Derby DE22 1AX	Erection of a dwelling house (Use Class C3) and formation of a vehicular access - variation of condition 2 of previously approved planning permission 19/01218/FUL to amend the approved plans	Approval	06/07/2021
21/00758/FUL	Full Application	The Bungalow 24 Parkfields Drive Derby DE22 1HH	Erection of an additional storey to bungalow to form a dwelling house	Approval	27/07/2021
21/00760/PNRJ	Prior Approval - Offices to Residential	103 Belper Road Derby DE1 3ER	Change of use from office (Use Class B1) to six apartments (Use Class C3)	Prior Approval Approved	21/07/2021
21/00764/LBA	Listed Building Consent - Alterations	Longs Mill Brookbridge Court Brook Street Derby DE1 3LG	Removal of a section of block paving and installation of ACO drain and repointing of the building	Approval	09/07/2021
21/00769/FUL	Full Application	23 Dale Road Alvaston Derby DE24 0QA	Single storey side and rear extensions to dwelling house (bedroom and bathroom) with access ramp	Approval	22/07/2021

21/00775/FUL	Full Application	120 Kedleston Road Derby DE22 1FX	Single storey rear extension to dwelling house (lounge)	Approval	08/07/2021
21/00777/CLP	Lawful Development Certificate -Proposed	6 Pastures Avenue Derby DE23 4BE	Installation of a dormer to the side elevation	Approval	01/07/2021
21/00778/FUL	Full Application	26 Vincent Avenue Derby DE21 7HB	Two storey side and single storey rear extensions to dwelling house (hall, W.C., utility, kitchen/family space and bedroom)	Approval	22/07/2021
21/00782/LBA	Listed Building Consent - Alterations	Cemetery Lodge Nottingham Road Cemetery Nottingham Road Derby DE21 6FN	Replacement of plastic and missing rainwater goods with cast metal rainwater goods and demolition of blockwork smoking shelter	Approval	07/07/2021
21/00783/FUL	Full Application	Spondon Conservative Club Chapel Street Spondon Derby DE21 7JP	Creation of a first floor external seating area	Approval	21/07/2021
21/00785/FUL	Full Application	41 Radbourne Lane Derby DE22 4LU	Single storey rear extension to dwelling house	Approval	08/07/2021
21/00788/FUL	Full Application	85 Kedleston Road Derby DE22 1FR	Single and two storey rear extension to dwelling house (kitchen, utility room, shower/w.c., dining area/snug, bedroom and bathroom)	Approval	27/07/2021
21/00789/FUL	Full Application	35 Wardwick Derby DE1 1HA	Change of use of ground floor Unit 2 to restaurant/cafe (Use Class E) or public house (Sui Generis)	Application Withdrawn	12/07/2021
21/00791/FUL	Full Application	3 Mackenzie Street Derby DE22 3DD	Single storey front extension to dwelling house (porch and enlargement of hall)	Approval	23/07/2021
21/00792/FUL	Full Application	37 Mortimer Street Derby DE24 8FW	Two storey and single storey rear extensions to dwelling house (sitting area, bedroom) and retention of single storey front extension (hall)	Approval	01/07/2021

21/00795/FUL	Full Application	157 Blagreaves Lane Derby DE23 1PY	Single storey rear extension to dwelling house (living space)	Approval	01/07/2021
21/00796/FUL	Full Application	202 Blagreaves Lane Derby DE23 1PS	Formation of a vehicular access	Approval	20/07/2021
21/00797/FUL	Full Application	104 Belper Road Derby DE1 3EQ	Demolition of external store. Erection of single storey side extension to dwelling house (enlargement of dining area)	Approval	06/07/2021
21/00802/FUL	Full Application	467 Arleston Lane Derby DE24 3BZ	Single storey side extension to dwelling house (garage)	Approval	22/07/2021
21/00804/FUL	Full Application	University Of Derby Kedleston Road Derby DE22 1GB	Installation of a fume stack	Approval	05/07/2021
21/00806/FUL	Full Application	Public Convenience High Street Chellaston Derby DE73 6TB	Demolition of disused public conveniences and formation of a community garden together with extension of existing boundary wall to 2.75m high and erection of new front wall to 2.75m. Installation of art work, sandstone flower bed, 1m entrance stone planter, seating, litter bins, interpretation board, steel entrance archway and relocation of information board	Approval	01/07/2021
21/00807/ADV	Advertisement Consent	Public Convenience High Street Chellaston Derby DE73 6TB	Erection of a non-illuminated free standing information board	Approval	01/07/2021
21/00809/FUL	Full Application	544 Duffield Road Derby DE22 2DL	Single storey front extension to dwelling house (enlargement of garage)	Approval	21/07/2021
21/00811/FUL	Full Application	31 Kingsmuir Road Derby	Single storey rear extension to dwelling house (family space)	Approval	02/07/2021

		DE3 0PY			
21/00812/FUL	Full Application	49 Collingham Gardens Derby DE22 4FR	Single storey side extension to dwelling house (sun room, shower room and utility room)	Approval	14/07/2021
21/00815/PNRT	Prior Approval - Telecommunications	Telecommunications Mast On Rooftop Rivermead House Bath Street Derby DE1 3BT	Installation of a pig pen supporting steelwork structures, housing 3 No. Antenna apertures (2 No. Antenna Per Aperture) with development ancillary reworks thereto.	Prior Approval Approved	01/07/2021
21/00820/ADV	Advertisement Consent	Former Pizza Hut 3 Wyvernside Derby DE21 6RS	Display of 6 internally illuminated fascia signs, 1 internally illuminated "totem" sign, 7 information signs" (4 illuminated and 3 non-illuminated) and 1 non-illuminated height restrictor sign.	Approval	09/07/2021
21/00823/ADV	Advertisement Consent	Land North Of Onslow Road And East Of Station Road Mickleover Derby DE3 9FB	Display of one non-illuminated 'V' board sign and two flag signs	Approval	06/07/2021
21/00826/FUL	Full Application	15 Strathmore Avenue Derby DE24 0FX	Two storey side and single storey front extensions to dwelling house (porch, living/dining/kitchen space, bedroom and two bathrooms)	Approval	06/07/2021
21/00827/FUL	Full Application	32 Wade Drive Derby DE3 9BS	Single storey rear extension to dwelling house (family space and kitchen)	Approval	08/07/2021
21/00828/FUL	Full Application	20 West Drive Derby DE3 0EX	Single storey side and rear extensions to dwelling house (carport, utility and orangery)	Approval	08/07/2021
21/00833/FUL	Full Application	12 Arundel Avenue Derby DE3 9BX	Single storey rear extension to dwelling house (shower room and enlargement of kitchen/dining area) and alterations to the existing conservatory roof	Approval	06/07/2021

21/00835/FUL	Full Application	Murray Park Community School Murray Road Derby DE3 9LL	Formation of a floodlit artificial grass multi-use games area	Approval	27/07/2021
21/00839/FUL	Full Application	39 Inglewood Avenue Derby DE3 0RT	Single storey side extension to dwelling house	Approval	13/07/2021
21/00840/DISC	Compliance/Discharge of Condition	5 Friar Gate Derby DE1 1BU	Change of use from art gallery/bar (Use Class D1) to 18 studio flats for student accommodation (Use Class C3) and part of the ground and first floors into office space (Use Class B1) - Discharge of conditions 3, 4 and 6 of planning permission 20/00219/FUL	Discharge of Conditions Complete	05/07/2021
21/00846/FUL	Full Application	24 Northacre Road Derby DE21 2TN	Single storey side extension to dwelling house (family space, hall and shower room)	Approval	14/07/2021
21/00847/FUL	Full Application	65 Haig Street Derby DE24 8RJ	Erection of an outbuilding (workshop)	Approval	14/07/2021
21/00848/FUL	Full Application	83 Kedleston Road Derby DE22 1FR	Single storey rear extension to dwelling house (dining space)	Approval	08/07/2021
21/00851/FUL	Full Application	71 Chain Lane Derby DE23 4DY	Two storey side extension to dwelling house (garage, utility, bedroom and en-suite) and installation of replacement pitched roof over the existing flat roof projection	Approval	08/07/2021
21/00852/FUL	Full Application	64 Brackens Lane Derby DE24 0AP	Single storey rear extension to dwelling house (kitchen and enlargement of dining/sitting area)	Approval	22/07/2021
21/00853/FUL	Full Application	22 King Alfred Street Derby DE22 3QJ	Single storey side/rear extension to dwelling house and installation of a dormer to the rear elevation	Approval	13/07/2021
21/00854/FUL	Full Application	36 Alvaston Street Derby DE24 0NZ	Change of use from garages to dwelling (Use Class C3)	Approval	21/07/2021

21/00857/PNRH	Prior Approval - Householder	59 Dale Road Spondon Derby DE21 7DG	Single storey rear extension (projecting beyond the rear wall of the original house by 4.9m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	22/07/2021
21/00859/FUL	Full Application	10 St Cuthberts Road Derby DE22 3JW	Single storey side extension to dwelling house (utility)	Approval	20/07/2021
21/00861/FUL	Full Application	50 Hilton Close Derby DE3 0EH	Two storey side extension to dwelling house (hall, study, utility, W.C., dining room, bedroom and en-suite)	Approval	06/07/2021
21/00865/FUL	Full Application	502 Kedleston Road Derby DE22 2NF	Single storey front and rear extensions to dwelling house (porch and enlargement of kitchen/dining/living space)	Approval	15/07/2021
21/00867/FUL	Full Application	Home Farm Markeaton Lane Derby DE22 4NH	Change of use from Retail (Use Class A1) to Tattoo Studio (Sui Generis use)	Approval	28/07/2021
21/00870/CAT	Works to Trees in a Conservation Area	7 Ruskin Road Derby DE1 3EU	Felling of a Conifer Tree within the Strutts Park Conservation Area	Approval	06/07/2021
21/00872/FUL	Full Application	10 Hartington Street Derby DE23 8EA	Retention of change of use from a nine bedroom guest house (Use Class C1) to a ten bedroom (15 occupants maximum) house in multiple occupation (Sui Generis)	Approval	15/07/2021
21/00875/FUL	Full Application	10 Robinia Close Derby DE21 2XD	Installation of a bay window to the front elevation	Approval	22/07/2021
21/00876/PNRH	Prior Approval - Householder	12 Copes Way Derby DE21 4NT	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 Not Required	01/07/2021
21/00881/FUL	Full Application	100 Chaddesden Lane Derby DE21 6LN	Single storey rear extension to dwelling house (dining area)	Approval	16/07/2021

21/00884/FUL	Full Application	88 Chain Lane Derby DE23 4EB	Single storey rear extension to dwelling house (kitchen/living space)	Approval	16/07/2021
21/00888/FUL	Full Application	44 Darley Abbey Drive Derby DE22 1EF	Single storey side extension to dwelling (enlargement of bedroom)	Approval	16/07/2021
21/00890/FUL	Full Application	8 Barnhill Grove Derby DE23 3XS	Two storey rear and single storey side and rear extensions to dwelling house (family/dining area, utility, gym, bedroom, en-suites and enlargement of bedroom) together with installation of a new window to the first floor side elevation and formation of a balcony	Approval	16/07/2021
21/00893/PNRH	Prior Approval - Householder	14 Wood Road Chaddesden Derby DE21 4LU	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 2.6m, height to eaves 2.6m) to dwelling house	Prior Approval Not Required	01/07/2021
21/00895/FUL	Full Application	59 Uttoxeter New Road Derby DE22 3NL	Change of use from dwelling house (Use Class C3) to an eight bedroom house in multiple occupation (Sui Generis use) together with a single storey rear extension	Approval	27/07/2021
21/00899/PNRH	Prior Approval - Householder	3 Victory Road Derby DE24 8EJ	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.7m, height to eaves 2.75m) to dwelling house	Prior Approval Not Required	01/07/2021
21/00902/FUL	Full Application	77 Chapel Lane Spondon Derby DE21 7JT	Single storey front extension to dwelling house (W.C. and porch)	Approval	16/07/2021
21/00903/FUL	Full Application	42 Lockington Close Derby DE73 6XD	Single storey side and rear extensions to dwelling house (porch, reception, W.C., utility and enlargement of kitchen/living space)	Approval	16/07/2021
21/00905/VAR	Variation of Condition	94 Sancroft Road Derby DE21 7ET	Single storey side extension to dwelling house (store, w.c. and family room) - Variation of conditions 2 and 3 of planning permission Code No. 20/00850/FUL to apply render to the extension	Approval	19/07/2021

21/00907/FUL	Full Application	178 Albert Road Derby DE21 6TB	Single storey front and rear extensions to dwelling (porch and conservatory) and installation of dormers to the front and rear elevations	Approval	20/07/2021
21/00909/FUL	Full Application	26 Breydon Close Derby DE24 9DT	Two storey side extension to dwelling house (store, study, W.C, utility, bedroom, bathroom and en-suite)	Approval	28/07/2021
21/00914/FUL	Full Application	8 Ruskin Way Derby DE23 3EU	Erection of an outbuilding (double garage)	Approval	20/07/2021
21/00917/FUL	Full Application	67 Chaddesden Lane Derby DE21 6LN	Single storey side extension to dwelling house (kitchen and dining area)	Approval	20/07/2021
21/00918/FUL	Full Application	433 Kedleston Road Derby DE22 2TG	First floor and single storey extensions to dwelling house, with replacement of windows and roof and application of new external finishes.	Approval	28/07/2021
21/00920/FUL	Full Application	6 Whittlebury Drive Derby DE23 3BF	Erection of boundary wall and gate	Approval	20/07/2021
21/00926/FUL	Full Application	57 Vicarage Road Mickleover Derby DE3 0EB	Single storey rear extension to dwelling house (snug and enlargement of kitchen)	Approval	28/07/2021
21/00929/ADV	Advertisement Consent	1 And 2 Murdoch Road Derby DE24 8ZY	Display of two totem signs	Approval	23/07/2021
21/00934/FUL	Full Application	77 Elms Avenue Derby DE23 6FB	Erection of single storey rear extension (dining room/kitchen)	Approval	22/07/2021
21/00935/PNRH	Prior Approval - Householder	76 Meadow Lane Chaddesden Derby DE21 6PT	Single storey rear extension (projecting beyond the rear wall of the original house by 3.7m, maximum height 4m, height to eaves 3m) to dwelling house	Prior Approval Approved	09/07/2021

21/00939/PNRH	Prior Approval - Householder	31 Winchester Crescent Derby DE21 4EN	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	14/07/2021
21/00940/FUL	Full Application	3 Aster Gardens Derby DE23 3UA	Proposed single storey rear extension to replace existing conservatory	Approval	22/07/2021
21/00945/FUL	Full Application	9 Ypres Road Derby DE22 2NA	Single storey side and rear extensions to dwelling (office, w.c, bathroom and enlargement of kitchen/diner)	Approval	22/07/2021
21/00946/FUL	Full Application	11 Trowbridge Close Derby DE21 2NE	Single storey side extension to dwelling house (utility and enlargement of kitchen)	Approval	22/07/2021
21/00949/FUL	Full Application	23 Quarn Drive Derby DE22 2NR	Single storey front and rear extensions to dwelling (porch and conservatory)	Approval	26/07/2021
21/00951/FUL	Full Application	1 Countisbury Drive Derby DE21 2PA	Single storey side extension to dwelling house (living space, utility and enlargement of kitchen)	Approval	22/07/2021
21/00952/PNRH	Prior Approval - Householder	48 Blenheim Drive Derby DE22 2LE	Single storey rear extension (projecting beyond the rear wall of the original house by 4.5m, maximum height 3.85m, height to eaves 2.5m) to dwelling house	Prior Approval Approved	09/07/2021
21/00953/PNRH	Prior Approval - Householder	38 Coronation Avenue Derby DE24 0LQ	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.7m, height to eaves 2.7m) to dwelling house	Prior Approval Not Required	20/07/2021
21/00954/PNRH	Prior Approval - Householder	136 Boulton Lane Derby DE24 0FG	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.8m, height to eaves 3m) to dwelling house	Prior Approval Not Required	09/07/2021
21/00955/PNRH	Prior Approval - Householder	20 Campbell Street Derby DE24 8DH	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	09/07/2021

21/00956/FUL	Full Application	60 Parker Street Derby DE1 3HF	First floor and single storey rear extensions to dwelling house and installation of a dormer to the rear elevation	Approval	26/07/2021
21/00957/FUL	Full Application	39 Kingsway Derby DE22 3LY	Single storey rear extension to dwelling house (kitchen/dining area)	Approval	20/07/2021
21/00958/FUL	Full Application	127 Stoney Lane Derby DE21 7QF	Two storey side and rear and single storey rear extensions to dwelling house (kitchen/dining area, bedroom and en-suite) and formation of rear patio area	Approval	26/07/2021
21/00961/PNRH	Prior Approval - Householder	67 Grange Road Derby DE24 0JY	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.6m, height to eaves 3m) to dwelling house	Prior Approval Not Required	14/07/2021
21/00962/FUL	Full Application	99 Chaddesden Park Road Derby DE21 6HL	First floor rear extension to dwelling house (bedroom and enlargement of bedroom)	Approval	27/07/2021
21/00970/NONM	Non-Material Amendment	Land North Of Onslow Road And East Of Station Road Mickleover Derby DE3 9FB	Erection of 203 dwellings (Use Class C3) with associated infrastructure, open space and landscaping - Non-material amendment to planning permission 19/00763/FUL to change plots 4, 9, 40, 63, 87 and 200 from full to half render.	Approval	08/07/2021
21/00972/FUL	Full Application	28 Cheviot Street Derby DE22 3EX	Two storey side extension to dwelling house (garage and two bedrooms)	Refused	30/07/2021
21/00974/PNRH	Prior Approval - Householder	13 Portico Road Derby DE23 3NJ	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 Not Required	19/07/2021
21/00979/FUL	Local Council Own Development Reg 3	Oakwood Infant And Nursery School Waldene Drive Derby DE24 0GZ	Installation of replacement flat roof and replacement windows	Approval	30/07/2021
21/00980/FUL	Local Council Own	Silverhill Primary School	Installation of replacement windows	Approval	28/07/2021

	Development Reg 3	Draycott Drive Derby DE3 0QE			
21/00981/FUL	Full Application	32 Sunnyhill Avenue Derby DE23 1JQ	Single storey rear extension to dwelling house (kitchen/dining room)	Approval	27/07/2021
21/00982/FUL	Full Application	1 Stockbrook Road Derby DE22 3PL	Change of use from retail (Use Class E) to hot food takeaway (Sui Generis) including installation of an extraction flue and alterations to the elevations	Approval	27/07/2021
21/00987/FUL	Full Application	2 Highgrove Drive Derby DE73 5XA	Erection of an outbuilding (garage)	Approval	28/07/2021
21/00989/PNRJ	Prior Approval - Offices to Residential	4 - 5 Charnwood Street Derby DE1 2GT	Change of use from offices (Use Class B1) to 10 flats (Use Class C3)	Prior Approval Approved	30/07/2021
21/00993/VAR	Variation of Condition	1 Midland Road Derby DE1 2SN	Retention of change of use and alterations to Public House to form 5 apartments on first and second floors - Variation of condition 2 of Listed Building Consent 19/01688/LBA to amend the approved layout	Approval	23/07/2021
21/00995/FUL	Full Application	9 Solway Close Derby DE21 2UD	Single storey side extension to dwelling house (carport)	Approval	30/07/2021
21/00996/DISC	Compliance/Discharge of Condition	Surface Car Park Carrington Street Derby DE1 2ND	Erection of a two storey school/nursery building with roof terraces (Use Class D1) and associated operational development and boundary treatments - Discharge of condition 15 of planning permission 20/00117/FUL	Discharge of Conditions Complete	05/07/2021
21/01001/PNRJ	Prior Approval - Offices to Residential	Pentagon House Sir Frank Whittle Road Derby DE21 4XA	Change of use from offices (Use Class B1) to 36 residential units (Use Class C3)	Prior Approval Approved	27/07/2021
21/01009/PNRH	Prior Approval - Householder	46 Thackeray Street Derby	Single storey rear extension (projecting beyond the rear wall of the original house by	Prior Approval Not Required	19/07/2021

		DE24 9GX	5m, maximum height 3m, height to eaves 3m) to dwelling house		
21/01015/PNRH	Prior Approval - Householder	5 Westminster Street Derby DE24 8RR	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.7m, height to eaves 2.7m) to dwelling house	Prior Approval Not Required	22/07/2021
21/01017/TPO	Works to a tree with a TPO	47 South Avenue Chellaston Derby DE73 6RS	Felling of a Sycamore tree protected by Tree Preservation Order no. 1964 (Trees in South Avenue Chellaston)	Refused	29/07/2021
21/01026/NONM	Non-Material Amendment	79 Wilmington Avenue Derby DE24 0JE	Single storey front, side and rear extensions to dwelling house (porch, garage, storage and kitchen/dining area) - Non-material amendment to planning permission 20/01442/FUL to amend the approved materials to render on the side elevations	Approval	21/07/2021
21/01037/NONM	Non-Material Amendment	Land North Of Onslow Road And East Of Station Road Mickleover Derby DE3 9FB	Erection of 203 dwellings (Use Class C3) with associated infrastructure, open space and landscaping - Non-material amendment to planning application 19/00763/FUL to amend the access paths and play area layout	Approval	13/07/2021
21/01067/PNRH	Prior Approval - Householder	21 Boulton Drive Derby DE24 0FQ	Single storey rear extension (projecting beyond the rear wall of the original house by 4.5m, maximum height 3m, height to eaves 2.8m) to dwelling house	Prior Approval Not Required	27/07/2021
21/01074/PNRH	Prior Approval - Householder	34 Rowsley Avenue Derby DE23 6JY	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.6m, height to eaves 2.86m) to dwelling house	Prior Approval Approved	27/07/2021
21/01092/PNRH	Prior Approval - Householder	37 Colwyn Avenue Derby DE23 6HH	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 3m) to dwelling house	Prior Approval Not Required	29/07/2021
21/01105/CLE	Lawful Development Certificate -Existing	1 Barden Drive Derby	Single storey rear extension to dwelling house (enlargement of kitchen/dining area) and roof	Approval	30/07/2021

		DE22 2AL	alterations to include the installation of side and rear dormers		
21/01119/PNRH	Prior Approval - Householder	32 Cambridge Street Normanton Derby DE23 8HG	Single storey rear extension (projecting beyond the rear wall of the original house by 5.85m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	29/07/2021
21/01127/DISC	Compliance/Discharge of Condition	Former Chiquitos Wheelwright Way Derby DE24 8SQ	Single storey front extensions to restaurant (orangery dining areas) - Discharge of condition 3 of planning permission 20/01501/FUL	Discharge of Conditions Complete	05/07/2021
21/01131/DEM	Demolition - Prior Notification	Former Showcase Cinemas And Pizza Hut Restaurant Foresters Park Centre Sinfin Lane Derby DE23 8AG	Demolition of former cinema and restaurant buildings	Prior Approval Refused	23/07/2021
21/01135/PNRH	Prior Approval - Householder	265 Uttoxeter Road Derby DE3 9AF	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	28/07/2021
21/01162/PNRH	Prior Approval - Householder	200 Clarence Road Derby DE23 6LU	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	28/07/2021
21/01204/DISC	Compliance/Discharge of Condition	Sunnydale Park Land Off Blagreaves Lane Derby Littleover	Flood alleviation works and habitat creation - Discharge of condition Nos 3 and 5 of previously approved permission 20/01521/FUL	Discharge of Conditions Complete	15/07/2021
21/01224/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	Discharge of Conditions Complete	28/07/2021

and supporting energy generation/waste disposal - Discharge of condition 10 of planning permission 20/01646/OUT