

# Item 6

Derby City Council  
Planning Control Committee  
8<sup>th</sup> April 2010



Development Control Report Of  
The Assistant Director – Regeneration

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**Planning Control Committee 08 April 2010**

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

**Application No:** DER/01/10/00017

**Type:** Listed Building Consent

1. **Address:** 16 The Green, Micklegate

2. **Proposal:**

Installation of windows and doors and removal of internal wall

3. **Description:**

The listed building consent application proposes the insertion of replacement windows on the rear elevation and replacement front and rear doors and the removal of a non-original first floor stud wall at no.16 The Green, Micklegate which is a Statutory Grade II Listed Building. The windows and doors are to be of a timber construction; the front door is to be of a frame ledge and brace construction whereas the rear door is to be of a stable ledge and brace construction. The removal of the stud wall at first floor will re-instate the original layout of the cottage.

No.16 The Green forms part of an early 19<sup>th</sup> century terrace of cottages, which is located in the core of the old village in the Micklegate Conservation Area. The list description states that the front doors were original ledged boarded doors. It is a two storey, brick built cottage with original vertical sliding sash windows on the front elevation, and modern windows to the rear. None of the properties on the terrace have retained the original rear windows, which were mostly likely either horizontal sliding sash windows, or side hung casement windows. It is a typical modest cottage of originally two rooms on the ground floor and two rooms on the first floor.

4. **Relevant Planning History:**

No Relevant Planning History

5. **Implications of Proposal:**

5.1. **Economic:**

None

5.2. **Design and Community Safety:**

The description of the application has been amended to read timber replacement windows rather than uPVC windows. No objections have been raised in regards to the design implications of the replacement door and removal of the internal stud walls. However objections have been raised in relation to both the materials and the form of the replacement windows.

**Internal partition removal:** I have looked at the partition proposed to be removed and it is clearly a modern addition, in order to provide internal bathroom facilities. No internal historic features remain in the second bedroom or the section that has been partitioned into the bathroom. I have no objection to the removal of the partition walls and reconstruction of a length of new stud partition and doorway, as illustrated in the section drawings with the application.

**Replacement doors:** I have no objection to replacement of the modern doors with ledged and braced boarded doors, although it would be preferable if the applicant could consider removing the vision panel as it would be a modern feature in an otherwise historically accurate reinstatement.

5.3. **Highways – Development Control:**

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None

**5.4. Disabled People's Access:**

None

**5.5. Other Environmental:**

None

**6. Publicity:**

Neighbour Notification Letter	6	Site Notice	Y
Statutory Press Advert and Site Notice	Y	Discretionary Press Advert and Site Notice	-
Other			

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

**7. Representations:**

No representations have been received following the statutory consultation period.

**8. Consultations:****8.1. CAAC:**

Committee raised no objection in principle to boarded replacement doors and removal of the internal stud walls, members objected to the overall proposals and recommended refusal as both the material and form of the proposed replacement windows to the rear, and the provision of an historically inaccurate window within the proposed rear door, did not respect the historic character of the listed house and would have a detrimental impact on its special character. A more appropriate form for the windows would be side opening timber casements. It was noted that the uPVC windows at No. 17, used as a justification for this proposal, were unlikely to be approved and requested that officers consider enforcement action for the removal of these.

**9. Summary of policies most relevant: Saved CDLPR policies / associated guidance.**

GD4 Design and The Urban Environment  
GD5 Amenity  
E18 Conservation Areas  
E19 Listed Buildings and Buildings of Local Importance  
E23 Design

*The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.*

**10. Officer Opinion:**

I have no objection to raise in respect of this application following the agreement of the use of timber rather than uPVC in replacing the windows as set out in the email dated 27<sup>th</sup> January 2010, which was sent by the applicant.

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The replacement windows and door are located on the rear elevation of the building, which is relatively screened by the public domain and the street scene of the Mickleover Conservation Area. The stud wall is formed by a wooden framework which is faced in plasterboard and fixed to the ceiling and floor and outer wall of the property; the removal of the stud wall will not affect the external appearance of the property but will re-instate the original first floor layout of the cottage, no.16 The Green. No objections have been received from the Conservation Area Advisory Committee (CAAC) have raised no objections to the removal of the internal stud walling; in addition no objections have been received from my colleague in the Built Environment Section. In addition no objections have been received in relation to the replacement of the pedestrian access door on the rear elevation given the materials and its design. In addition no objections have been raised to the replacement of the front door to the property.

No objections have been raised from my colleagues in the Built Environment Section in relation to the use of timber windows but suggestions have been made to the use of side opening windows would be more appropriate in this instance. Whereas, CAAC have raised objection in relation to the use of uPVC and the form of the proposed windows; given the agreement of the use of timber in the email dated 27<sup>th</sup> January 2010 I will disregard their concerns in relation to the use of uPVC as this detail has been superseded. Both CAAC and the Built Environment have suggested that the use of side opening windows would be more appropriate however I am of the opinion that this would not be a sufficient reason to refuse the application and would not, due to the siting of the windows on the rear elevation, have such a detrimental impact to warrant refusal of the scheme on design grounds due to the impact on the character and appearance of the Statutory Listed Building, no.16 The Green and impact on the visual amenity and street scene of the Mickleover Conservation Area.

The replacement of the windows, doors and removal of first floor stud walling at no.16 The Green, in my opinion, is considered to be acceptable and adheres to the relevant planning policies as set out in the CDLPR. The proposal will be restricted by conditions to ensure the development is satisfactory on terms of its setting the Mickleover Conservation Area and impact on the Grade II Statutory Listed Building.

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

**11.1. To grant** planning permission with conditions.

#### **11.2. Summary of reasons:**

The proposal has been considered in relation to the provisions of the City of Derby Local Plan and other material considerations as indicated in 9 above. The replacement windows and doors would preserve the character and appearance of the Listed Building and appearance of the conservation area, and the removal of the stud walling at first floor would also preserve the character of the Listed Building, which holistically contribute to the character of the Conservation Area.

#### **11.3. Conditions:**

1. SC100 and email dated 27<sup>th</sup> January 2010 from the applicant, Mr T Barker.
2. Prior to the commencement of work details of the joinery of the replacement windows and doors, hereby permitted, large scale joinery

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details at a scale of 1:10 including section drawings shall be submitted to and approved in writing by the Local Planning Authority.

**11.4. Reasons:**

1. For the avoidance of doubt (e18, e19, gd4, gd4, e23)
2. E14 (e18, e19, gd4, gd4, e23)

**11.5. Application timescale:**

The period for determination of the application expired on 27<sup>th</sup> March 2010 and is brought to committee due to an objection from CAAC.

**Type:** Listed Building Consent





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

**Application No:** DER/01/10/00045

**Type:** Full

1. **Address:** Land to rear of 77 -81 Mayfield Road, Chaddesden

2. **Proposal:**  
Erection of 4 dwellings

3. **Description:**

This application is a revised submission of a proposal for 5 dwellings, ref: DER/09/09/01083, which was refused permission in November 2009 and has been the subject of an appeal. The appeal decision on that proposal has recently been received, which was to allow the appeal and grant permission for the development. The current application relates to the same site and form of development, but for a reduced number of residential units. There would be 4 terraced dwellings, rather than the 5 units previously approved.

There is an extant outline permission for residential development on the site, with all matters reserved for future approval. The site is an infill plot of land to the rear of residential properties on Mayfield Road and Suffolk Avenue, Chaddesden. The land has been cleared and formed into a separate plot. It fronts onto Roe Farm Lane. The site lies in a long established residential area, comprising a mix of traditional two storey dwellings and bungalows. Opposite the site on Roe Farm Lane is St. Albans RC Church and Presbytery.

This proposal is for the erection of a row of 4 three bedroom dwellings, with access off Roe Farm Lane. The development would be a two storey terrace of traditional design and form. The footprint of the building would be approx. 20.5 metres x 9 metres in area, sited approximately 7 metres back from the road frontage. There would be 6 parking spaces to the front of the dwellings, accessed directly off the highway. This would include one space per unit and two visitor spaces. Each dwelling would have a rear curtilage, approx. 11 metres in length. Bin stores would be sited on either side of the site frontage for the use of residents of the central two dwellings.

4. **Relevant Planning History:**

DER/09/09/01083 – Residential development (erection of 5 dwellings), Refused – November 2009. Allowed on appeal – March 2010

DER/01/08/00137 – Outline application for residential development – Granted, May 2008

5. **Implications of Proposal:**

5.1. **Economic:**  
None.

5.2. **Design and Community Safety:**

The proposal would form a terrace of dwellings, with pitched roofline and period style window openings. The built form would relate well to the street frontage and would fit in with the residential context of the surrounding area. The development would be in keeping with the scale, appearance and character of the local streetscene.

There would not be any adverse community safety implications from this proposal.



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### **5.3. Highways – Development Control:**

The frontage of the site is on Roe Farm Lane, which has no on-street parking restrictions. The proposal includes 150% parking provision which would be satisfactory and incorporates adequate pedestrian visibility. Recommend dropped and tapered kerbs for the vehicle access to allow for pedestrian priority on the footway. There would be adequate waste storage facilities for the dwellings. Any works in the highway would require the relevant permissions from the highway authority.

### **5.4. Disabled People's Access:**

The dwellings would have a degree of accessibility through compliance with Building Regulations.

### **5.5. Other Environmental:**

The site has been cleared of most vegetation within the site. There is a small Ash tree on the boundary with 79 Mayfield Road, which has limited amenity value. A boundary hedge along the highway frontage has limited visual merit and would be removed to accommodate the development. A full Arboricultural Survey of the trees overhanging the site and boundary hedges has been submitted with the application.

## **6. Publicity:**

Neighbour Notification Letter	19	Site Notice	
Statutory Press Advert and Site Notice		Discretionary Press Advert and Site Notice	
Other			

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

## **7. Representations:**

Four objections and comments have been received, which are reproduced. The main issues raised are as follows:

- Roe Farm Lane is a busy road and has increased on street parking as a result of the Revive Healthy Living Centre. The additional traffic would adversely affect highway safety in the local area.
- A two storey dwelling adjacent to the bungalow at 84 Suffolk Avenue would be detrimental to the resident's amenities.
- The development would not be in keeping with the character of the surrounding area.
- There is no bin storage indicated and as such they would be left on the footway.
- The development would appear cramped in this location.
- Loss of green space in the local area.
- The parking arrangements would cause conflict with neighbouring properties.

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- Bins stored to front of properties would result in smells and detriment to the urban environment.
- Drainage issues relating to the land should be addressed.

*The representations are reproduced in this report.*

### **8. Consultations:**

#### **8.1. Environmental Services (Trees):**

No objections to proposal. Construction Exclusion Zones should be constructed to protect the Root Protection Areas of the retained groups of trees. Proposed planting should be protected during construction.

### **9. Summary of policies most relevant: *Saved CDLPR policies / associated guidance.***

GD3	Flooding
GD4	Design and urban environment
GD5	Amenity
H13	Residential development – general criteria
E10	Renewable energy
E23	Design
T4	Access, Parking and servicing
E9	Trees

*The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting*

### **10. Officer Opinion:**

This site has the benefit of planning permission for the erection of 5 terraced dwellings, by virtue of the recent appeal being allowed. There is also an extant outline permission for residential development, which established the principle of development on the former garden land, served off Roe Farm Lane. The main issues to consider with this application are whether the design and layout of the proposal would result in a satisfactory form of development, in line with the provisions of Policy H13. In particular, the current proposal should not unreasonably affect the amenities of nearby dwellings and provide adequate parking and servicing arrangements to maintain highway safety on local roads.

In respect to the design and form of the development and its effect on the appearance and character of the surrounding residential context, the Inspector's decision letter for 5 dwellings, makes reference to examples of similar terrace dwellings in the immediate vicinity on Roe Farm Lane. The area is characterised by modest detached and semi-detached dwellings, within a densely built up frontage. In such surroundings, he noted that the proposal would not appear obtrusive or out of place. This is a reduced scale of proposal and would equally be in keeping with the existing pattern of development and maintain the visual amenities and character of the local streetscene. In terms of the proposed size of the amenity space for each dwelling, the Inspector considered that although smaller than average for the area, there would be adequate private space provided for the use of the occupants. The current scheme would include slightly larger gardens, due to there being one less unit

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on the site. Taking the issues raised in the appeal decision into account, I am satisfied that the design and layout of the scheme would accord with the provisions of Policies GD4 and H13.

The Inspector's decision considered that there would be an acceptable relationship between the proposal for 5 dwellings and the existing houses surrounding the sites. The development would not "cause unacceptable problems of outlook, overshadowing or privacy" for neighbouring dwellings. The main impact was identified as being on 84 Suffolk Avenue, which is a bungalow on a corner plot, adjoining the site. However, he opined that the living conditions of this property and others nearby would not be unacceptably affected by the proposal. The layout and scale of the current scheme would be similar to the previous and the impact on the nearby dwellings would not be significantly different. Whilst the properties at 82 and 84 Suffolk Avenue have relatively small rear gardens, the blank gable end wall of Plot 4 would be approximately 2 metres from the boundary and about 12 metres from the rear elevation, with habitable room windows. The potential massing and overshadowing effect of the property would not cause significant loss of amenity for the residents. Overall, I am satisfied that the residential amenities of the nearby dwellings would not be unreasonably adversely affected by the proposal and the provisions of Policy GD5 would be complied with.

There were concerns expressed under the previous scheme that the parking and access arrangements would be a source of danger on Roe Farm Lane, due to reversing manoeuvres from the parking spaces and current on-street parking, which may block access to the site. The Inspector for the appeal did not concur with these concerns. He considered that "using front gardens as parking spaces is very common nowadays and rarely leads to substantial problems on residential or minor roads." Roe Farm Lane is a well used, minor road in a residential area. The presence of existing on-street car parking arising from the church and Revive Centre did not cause concern, since this was unlikely to result in spaces being blocked on "more than rare occasions." The fact that the Highways Officer raised no objections on highway safety grounds was given due weight in the considerations. As such the parking and access provision for 5 dwellings was considered to be satisfactory. This scheme would have a similar parking layout, with the provision of one less parking space. The traffic generation of 4 modest dwellings in this location would not be significant. Taking the views of the Highways Officer and the Inspector into account, I am satisfied that the proposals would not have detrimental impact on highway safety in the local area. Existing on street parking appears to be generated by the Revive Centre and church on the opposite side of the road. This parking situation has been taken into account in consideration of the highway impacts of this proposal and bearing in mind the current traffic levels and on-street parking, the development could be satisfactorily accommodated in this location, without detriment to highway safety.

Bin storage facilities for the use of residents are proposed as part of this development. They would be located to the front of the dwellings and the provision is considered to be adequate to service the scale of the development. The Inspector's decision makes reference to the siting of bin stores to the front of the end dwellings. He considered that they would not "be unacceptably prominent in the streetscene, particularly if screened by fences or planting." Subject to appropriate landscaping to

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the front of the site, I am satisfied the waste storage provision for the dwellings would be appropriate.

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

#### **11.1. To grant planning permission with conditions.**

#### **11.2. Summary of reasons:**

The proposal has been considered in relation to the provisions of the Development Plan and all other material considerations as indicated in 9 above and it is considered that residential development would preserve the character and appearance of the streetscene and the amenities of nearby dwellings would not be unreasonably affected.

#### **11.3. Conditions:**

1. Standard condition 100 (drawings)
2. Standard condition 27 (external materials)
3. Standard condition 19 (means of enclosure)
4. Standard condition 20 (landscaping scheme)
5. Standard condition 22 (landscaping maintenance – Condition 4)
6. Standard condition 104 (energy consumption)
7. Standard condition 30 (hard surfacing)
8. Standard condition 38 (foul/ surface water drainage)
9. Standard condition 24A ( protection of tree vegetation)
10. The proposed access onto Roe Farm Lane shall be constructed with a dropped and tapered kerb crossing, in accordance with details to be submitted and approved in writing by the Local Planning Authority.
11. Before any of the dwellings are occupied the bin storage facilities, as indicated on the page 1 of the drawings submitted to accompany the application, shall be provided and be available for use by the occupants, and retained as such at all times.
12. Standard condition 03 (time limit)

#### **11.4. Reasons:**

1. Standard reason E04
2. Standard reason E09 – Policies E23 & GD4
3. Standard reason E09 – Policies E23 & GD4
4. Standard reason E08 – Policy E23
5. Standard reason E08 – Policy E23
6. To reduce energy consumption, pollution and waste in accordance with Policy E10

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7. Standard reason E21 – Policy T4
8. Standard reason E21 – Policy GD3
9. Standard reason E24 – Policy E9
10. Standard reason E19 – Policy T4
11. To ensure satisfactory provision of bin storage within the site, for each dwelling, in the interests of visual amenity – Policy GD4 & E23
12. Standard reason E56

### **11.5. Informative Notes:**

The formation of access onto the highway would involve works to land which is subject to the provisions of the Highways Act 1980 (as amended) over which the applicant has no control. Contact Highway Maintenance Section for details on how this work can be undertaken.

The proposed hard surfacing of the parking spaces should be made of a porous material or provision made for direct run off of water to a permeable or porous area within the curtilage of the dwelling. This will be subject to the permeability of the existing ground. Further information can be found in the document “Guidance on permeable surfacing of front gardens” dated October 2008.

### **11.6. S106 requirements where appropriate:**

None applicable.

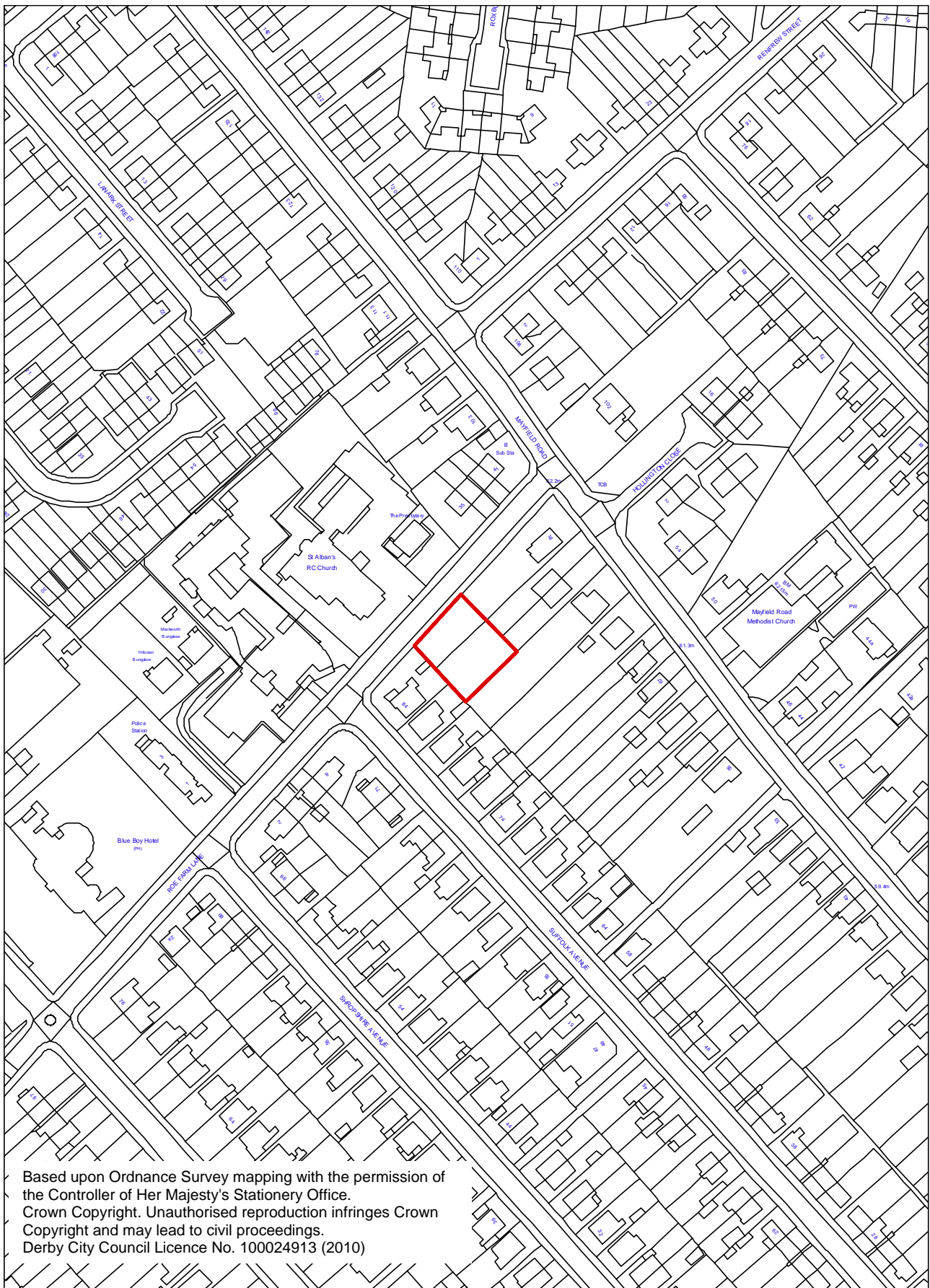
### **11.7. Application timescale:**

The application time period expired on 12 March 2010 and is being reported to Committee as a result of the number of representations received.

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# Enclosure

**From:** Malcolm Dinneen [mailto:]  
**Sent:** 01 February 2010 08:27  
**To:** DevelopmentControl  
**Subject:** Application no 01/10/00045/pri

We would like to object about 4 properties being built on the land at the rear of 77-81 Mayfeild Road Chaddesden.

The parking situation on Roe Farm Lane is terrible. These properties are due to be built straight opposite the Catholic Church and Medical centre, where lots of people visit and park on the small side road every day. The extra congestion on Roe Farm Lane would be impossible, it is an accident waiting to happen.

Mr G Potter  
79 Mayfield Road  
Chaddesden.



# Enclosure

**From:** Derek Nix  
**Sent:** 08 February 2010 17:05  
**To:** DevelopmentControl  
**Subject:** PLANNING APPLICATION DER/01/10/00045/PRI---LAND REAR OF 77-81 MAYFIELD ROAD.

Hi...

I attach my objections to the above proposed development.

The document is in .pdf format which I trust is ok.

Regards...Derek Nix, 75 Mayfield Road, Chaddesden, Derby. DE21 6FX.

## OBJECTIONS TO THIS PROPOSAL:

The bungalow in Suffolk Ave to the right hand side of the development has only a short garden in between it and the proposed end wall of the houses. It will be like looking out on to a prison wall from the rear of the bungalow. This does not comply with the DCC local plan review item GD4 in that the development does not respect the urban grain of the surrounding area in terms of its size, layout, height & massing.

GD5 (b) and (c) of the local plan review states there should be no loss or harm to the amenity of nearby areas. The bungalow will have considerable loss of amenity due to overbearing (massing) effects and loss of sunlight and daylight.

Paragraph 3.8 of the general design and development policy also states “is a well established planning principle that new development should not seriously detract from the amenity of nearby land, property or the occupants of these”. I submit this end wall of the proposed houses is a serious detractor from the amenity of the bungalow.

Local plan review item H13 (Residential development – general criteria) item (a) states “permission will only be granted if a satisfactory form of development and relationship to nearby properties can be created”. Clearly, a two-storey town house end wall in close proximity to the rear outlook of a bungalow is not a satisfactory relationship.

There are a proposed 6 car parking spaces marked on the plan going across doorways and windows the full width of the 4 proposed dwellings. This layout will block access to the properties, cause friction between neighbours and will result in on street parking. This is not compliant with item T4 of the local plan review (Access, parking and servicing), or with appendix (a) (parking standards). Roe Farm Lane already has a considerable on street parking problem due to visitors to the recently opened Revive centre and access to and from St. Albans Church directly opposite the development would carry a greater risk than at present.

There will be a total of 12 waste/recycling bins for these houses and I presume 6 bins would be placed in each of the 2 areas on the front. In the summer the occupants of plots 1 & 4 would not be happy with having possibly smelly bins from plots 2 & 3 outside their door/windows nor would they be happy with having their neighbours continually walking past carrying rubbish. The bins would naturally end up outside their owners houses causing on street parking and access problems and result in a degradation of the urban environment.

I think common sense should prevail for this refusal. You only have to put yourselves in the position of the owner of the bungalow at 84 Suffolk Avenue and imagine what it would be like for you.

The only satisfactory method of building on this site and complying with planning standards is to erect further single storey dwellings that will be at right angles to the existing bungalows in Suffolk Avenue. This would form the perfect transition with no loss of amenity.

The developer is of course only trying to get the maximum profit from his investment, but in my opinion this represents pure greed with no regard to the consequences and I look to Derby City Council to stand up for the local neighbourhood and reject this “garden grabbing development”.

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84 Suffolk Avenue  
Chaddesden  
Derby  
DE21 6ER

10<sup>th</sup> February 2010

Dear Sir

**Application Number – DER/01/10/00045/PRI**  
**Location – Land at rear of 77-81 Mayfield Road, Chaddesden.**

I refer to the above application and would like to register my objections to the proposal. Once again I feel this developer is using his greed above any kind of consideration for the neighbouring area.

In the previous applications I have objected because my bungalow is going to be facing these buildings and I feel the developer has not gone far enough to ensure my property does not face being grossly overshadowed by a solid brick wall. They have slightly lowered the wall but it still does not deter from the fact I am going to have a huge solid brick wall the whole length of the rear of my bungalow. The only thing I will see from the rear of any room of my property will be wall. If the application was from someone wanting to build a brick wall there I am sure planning would be denied so why does the applicant think that this is fair? The plans seem to show my property as being a good distance from the boundary which is not the case. As my bungalow is cold with no cavity wall or a loft to insulate it means we do rely on natural sunlight for heat to help keep us warm I feel with this proposal my sunlight will be reduced and we face even more horrendous heating bills.

The proposal also indicates 6 parking spaces, these seem to rather squashed in to me and I wonder of the practicalities of them being usable. If all 6 slots are taken and cars are parked on the opposite side of the road will there even be enough of a turning space to manoeuvre them out? I also see that property one doesn't appear to have a parking space outside its property, would this mean the 6 spaces are communal parking? If so I can see this causing major problems as who wants a neighbour parking outside their house and how practical would it be for house number 1 to park their car in parking space 4 and carry their shopping pass the houses of 2, 3 and 4 to get it home? This is not going to happen the cars will end up parking on Roe Farm Lane which is already at capacity with the Revive Centre. Also in a 3 bedroom house the modern family generally has at least 2 cars each maybe even more if older children still live at home and I can see there being chaos from the parking.

I see the developer has tried to hoodwink us into thinking he has given the bin situation some thought!! He feels that the solution is to give house number 1 everyone's stinky bins and there is some provision on house 4 although that looks very small as number 4 has 2 of the parking spaces. So let's see houses number 2 and 3 is are going to walk past parked cars and other peoples windows every time they want to put something in the bin? Not only is that unrealistic it is not practical and let's face it how long is house number 1 going to put up with it. The noise and smell from constantly used bins is going to result in each house taking back their own bins

# Enclosure

and storing them in front of their own homes (which is what we had a problem with last time) and is going to reduce the parking space and make Roe Farm Lane look a mess. I feel the developer once again has not given any serious thought to the problem he has just felt that he will put something forward to please planning with no thought for the neighbourhood and get his own greedy way.

I would like to refer to Len Kirke's letter of 23<sup>rd</sup> October on the previous proposal and would like to draw attention to the already overworked and loaded sewage problems. Len raised a number of issues which it appear have not been addressed. I also feel that the developer intends to use too much of the ground space and has not left enough of the land to help with drainage of surface water. I feel the developer is using so much of the ground floor area and would like to see it trimmed back to allow more space for gardens (a family 3 bedroom home needs this).

I do feel that the erection of 4 3 bedroom houses is still gross over development of what is potentially garden area, I am very concerned about the parking and the extra traffic that such a large development is bound to bring. Since the erection of the Revive Centre a couple of years ago traffic and parking in this area is at breaking point. Revive keep increasing the services it runs from the centre and now includes a dentist so as you can imagine this puts so much pressure on what is a very narrow road which has parked cars on both sides. There are times when its not safe to pull out of your own drive and I feel with such a large development and the whole of the site having a dropped pavement it is going to increase the need for on Road parking for both the residents and also the customers of the Revive centre I worry it will result in a serious accident. I have taken a number of photographs of the parking situation on Roe Farm Lane and in particular the proposed site and I would be happy to let yourselves, planning officer. Highways officer or committee see these to understand some of my concerns.

Could I also ask that if officers attend site to see the proposal would they please come and look from the rear of my property to get an idea of the massive overshadowing effect the plans will have on us?

Yours faithfully  
Ann & Dorothy Kelly

0

Enclosure



February 15th 2010.

Parish priest: Father Gerry Murphy

Dear Ms Booty

**Planning Application No:** DER/01/10/00045/PRI

**Location:** Land rear of 77-81 Mayfield Road, Chaddesden, Derby

I write once again to object to this planning application on the grounds that it break's the Authority's own rules about development.

The end of the plot is 31 metres from the house at 81 Mayfield Road but only 11 metres away from the bungalow at 84 Suffolk Avenue. So it is three times as close to Suffolk Avenue and the relationship the proposed two storey development creates with the bungalow on Suffolk Avenue is overbearing and unsympathetic. It should be rejected according to Local Planning Review Item H13 :

*"permission will only be granted is a satisfactory form of development and relationship to nearby properties can be created."*

According to your general design and development policy:

*"new development should not seriously detract from the amenity of nearby land, property or the occupants of these " par 3.8*

I submit that the proposed end wall detracts from the amenity of 84 Suffolk Avenue

Once again I draw your attention to the parking problems already being experienced on Roe Farm Lane due to the large numbers of clients of the Revive Healthy Living Centre. Can you ask Revive to provide adequate parking for their clients? If not this proposed development will exacerbate an already difficult on street parking problem. It is only a matter of time before we have an accident and personal injuries.

I submit the proposal should be rejected as it contains 4 two storey properties that create an overbearing relationship with nearby properties, detracts from present amenities and worsens an already difficult parking problem. I suggest only a single storey development will meet your own planning criteria.

Yours sincerely,

Rev G Murphy

CITY OF DERBY DEVELOPMENT & CULTURAL SERVICES DEPT.	
REF	DER/01/10/00045
RECD	16 FEB 2010
REFERRED TO	AS - pt. scan + acknowledge
REPLIED	SB - objection

PB 23-2-10

St Alban's Church Community Centre Project  
Helping build a better future for all our community

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

**Application No:** DER/01/10/00060 and DER/01/10/00061 **Type:** Listed Building Consent and Advertisement Consent

1. **Address:** 20-21 Corn Market (The Book Café)

2. **Proposal:**

Display of externally illuminated fascia sign and hanging sign

3. **Description:**

The application property is a mid 19<sup>th</sup> century grade II listed building located to the west of Corn Market within the City Centre Conservation Area. It is a four storey building with an ashlar exterior and moulded stone detailing. The property has a later shop front, which is also of historic importance.

Listed building consent and advertisement consent are sought for the display of two advertisements at the premises: a fascia sign which would read 'The *Book Cafe* in The Quarter' and a traditional hanging sign.

The 'Book Café' element of the fascia sign would be comprised of 50mm deep built-up polished stainless steel letters. These letters would be opaque and would be illuminated from behind via hidden LEDs, giving the effect of halo illumination around the letters. They would be attached to the building using 10 no. 4mm bolts, which would be pushed into 6mm holes drilled in the face of the stone and held in place using silicone. The remainder of the letters would be comprised of 5mm black gloss acrylic, which would be adhered directly to the stone surface using a silicone based adhesive. This element of the fascia sign would be non-illuminated

Also proposed is an externally illuminated double-sided hanging sign. This sign would be displayed below the fascia level on a decorative bracket. The sign would measure 900mm by 900mm and be constructed of aluminium composite, with a painted finish. This sign would utilise the existing fixings from a previously approved hanging sign and it would be illuminated via trough lights.

4. **Relevant Planning History:**

DER/09/09/01129 – advertisement consent application for the display of externally illuminated fascia and hanging sing and non illuminated signage – withdrawn – 23/11/2009

DER/09/09/01150 – listed building consent application for the display of externally illuminated fascia and hanging sing and non illuminated signage – withdrawn – 23/11/2009

DER/12/01/01523 – listed building consent application for display of externally illuminated hanging sign – granted conditionally – 28/01/2002

DER/10/01/01310 – advertisement consent application for the display of externally illuminated hanging sign – granted conditionally – 10/12/2001

DER/03/01/00368 – listed building consent application for the display of internally illuminated fascia sign – granted – 26/04/2001

DER/03/01/00309 – advertisement consent application for the display of internally illuminated fascia sign – granted – 26/04/2001

DER/09/81/01253 – advertisement consent application for the display of fascia sign, projecting sign and internal sign – refused – 26/10/1981

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

**Application No:** DER/01/10/00060 and DER/01/10/00061 **Type:** Listed Building Consent and Advertisement Consent

DER/11/81/01465 – advertisement consent application for the display of illuminated fascia sign and internally illuminated projecting sign – granted – 22/12/1981

### **5. Implications of Proposal:**

#### **5.1. Economic:**

The signs would promote the business and identify its position within the City's Cathedral Quarter.

#### **5.2. Design and Community Safety:**

The design, siting and source of illumination for signage proposed are not considered to be unduly intrusive to the amenities of the surrounding area. It is considered that the character and appearance of this grade II listed building and the overall setting of the City Centre Conservation Area would be preserved. There are no community safety implications.

#### **5.3. Highways – Development Control:**

The property is situated on a street which is a pedestrian only zone between the hours of 10am and 5pm. Nevertheless the proposed signs would be placed at an appropriate height above the ground, to ensure they would not impede pedestrians and other road users. The maximum luminance of the light source can be controlled through condition to avoid dazzle.

#### **5.4. Disabled People's Access:**

Not applicable on signage proposals

### **6. Publicity:**

Neighbour Notification Letter		Site Notice	
Statutory Press Advert and Site Notice	Yes	Discretionary Press Advert and Site Notice	
Other			

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

### **7. Representations:**

No third party representations have been received.

### **8. Consultations:**

#### **8.1. CAAC**

The Committee raised no objection in principle to the hanging sign, but suggested that officers ensure that the existing fixing points from the removed previous hanging sign be used. The Committee raised no objection in principle to the 'Book Café' portion of the fascia signage, subject to officer negotiation of a reduction in number of fixing points, but did object to the additional black lettering as it was considered that the addition would result in visual clutter, to the detriment of the character of the simple, horizontal design of the building.



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

**Application No:** DER/01/10/00060 and DER/01/10/00061 **Type:** Listed Building Consent and Advertisement Consent

### **8.2. Cityscape**

No response received.

## **9. Summary of policies most relevant: *Saved CDLPR policies / associated guidance.***

GD4	Design and the urban environment
GD5	Amenity
E18	Conservation Areas
E19	Listed Buildings and buildings of local importance
E26	Advertisements

*The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.*

Planning Policy Statement 5 (Planning and the Historic Environment).

Planning Policy Guidance Note 19 (Outdoor Advertisement Control).

## **10. Officer Opinion:**

The signs are located on the primary frontage of the property, which is a prominent and important elevation within the streetscene. The key issues to be considered are the impact the proposed signs would have on the character and appearance of this grade II listed building and the surrounding City Centre Conservation Area.

### **The fascia sign**

The proposed fascia sign is comprised of individual letters attached to the building, which are considered proportionate and in keeping with the scale and overall appearance of the building. The precise siting of the letters respect the proportions of the building and are positioned so they do not interfere with the decorative detail within the building's stonework. In my opinion, the individual letter sign appears relatively discreet and does not over-dominate the front façade of this grade II listed building.

As recommended by the Conservation Area Advisory Committee comments, the number of fixings for the 'Bookcafe' element of the sign has been reduced from 15 to 10. This is not considered excessive and would have only a minimal impact upon the front elevation of the building. The black acrylic lettering will be adhered directly to the stone surface using a silicone based adhesive, which will leave no damage to the exterior of the building.

A cross section has been provided to illustrate the depth of the individual letter sign. The agent has also confirmed that the depth of the 'Book Café' element of the sign will be reduced from 100mm to 50mm, resulting in more slender lettering, which would appear less bulky. The proposed 'halo' illumination creates a more discrete, less visually intrusive form of lighting than standard internal illumination, and this source of illumination is considered to be acceptable for use in a large-scale pedestrianised area, such as Corn Market.

### **The hanging sign**

Given that this type of sign has been previously approved on the building, in this location, it would be difficult to resist this element of the proposal. Nevertheless, the

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

**Application No:** DER/01/10/00060 and DER/01/10/00061 **Type:** Listed Building Consent and Advertisement Consent

form and fixings of the hanging sign are of a traditional design, which are considered to be appropriate for use on this grade II listed building. The use of an external source of illumination is also considered to be appropriate for use in a conservation area setting. The applicant has confirmed that the hanging sign will utilise the existing fixing holes from the previously removed hanging sign, which will minimise damage to the building's façade.

### **Conclusion**

Overall, I consider that the proposed signage, as amended, would be appropriate for use on the application property and would not unduly clutter the building's frontage, or result in excessive advertisement clutter within the streetscene as a whole. The proposed design, size and siting of the signs are considered to be acceptable and would not, in my opinion, be detrimental to the character and appearance of this grade II listed building or the special character of the surrounding conservation area. The extent of the sign's luminance can be controlled by condition to ensure that there are no issues with regards to highway or public safety. In view of this, I feel the proposal complies with the requirements of policies GD4, GD5, E18, E19 and E26 of the adopted City of Derby Local Plan Review and approval of the applications for advertisement consent and listed building consent are recommended, subject to the following conditions.

## **11. Recommended decision and summary of reasons:** **DER/01/10/00061 (advertisement consent):**

**11.1. To grant** advertisement consent with conditions.

### **11.2. Summary of reasons:**

The proposed design, size, siting and source of illumination of the signs are considered to be acceptable and would not be detrimental to the character and appearance of this grade II listed building or the special character of the surrounding conservation area. The proposal accords with the policies referred to in Section 9, above, and all other material considerations.

### **11.3. Conditions**

1. This consent relates solely to the following drawings:
  - a) the location plan dated as received in this office on the 20<sup>th</sup> of January 2010,
  - b) the proposed elevations (drawing no: 105, rev: D) dated as received in this office on the 20<sup>th</sup> of January 2010,
  - c) the amended cross sections dated as received in this office on the 26<sup>th</sup> of January 2010 detailing 50mm deep stainless steel letters,
  - d) the supporting illustrations dated as received in this office on the 20<sup>th</sup> of January 2010.
2. Standard condition 05D (time limit)
3. Unless otherwise agreed in writing by the Local Planning Authority, the works hereby approved shall only be carried out in accordance with the materials detailed within parts 11a and 11b of the submitted application form.

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

**Application No:** DER/01/10/00060 and DER/01/10/00061 **Type:** Listed Building Consent and Advertisement Consent

4. Standard condition 40 (luminance intensity – 1000 cd/m<sup>2</sup>)

#### **11.4. Reasons**

1. For the avoidance of doubt.
2. Standard reason E23 (as required by Regulation 13(5) b of the Town and Country Planning (Control of Advertisements) Regulations 1992.
3. To protect the character and appearance of this grade II listed building and the special character of the surrounding conservation area.
4. Standard reason E19 (interests of traffic safety)

#### **DER/01/10/00060 (listed building consent)**

**11.1. To grant** listed building consent with conditions.

#### **11.2. Summary of reasons:**

The proposed design, size, siting and source of illumination of the signs are considered to be acceptable and would not be detrimental to the character and appearance of this grade II listed building or the special character of the surrounding conservation area. The proposal accords with the requirements of Section 16 and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, all other material considerations and the policies referred to in Section 9, above.

#### **11.3. Conditions:**

1. This consent relates solely to the following drawings:
  - a) the location plan dated as received in this office on the 20<sup>th</sup> of January 2010,
  - b) the proposed elevations (drawing no: 105, rev: D) dated as received in this office on the 20<sup>th</sup> of January 2010,
  - c) the amended cross sections dated as received in this office on the 26<sup>th</sup> of January 2010 detailing 50mm deep stainless steel letters,
  - d) the supporting illustrations dated as received in this office on the 20<sup>th</sup> of January 2010.
2. Standard condition 05D (time limit)
3. Unless otherwise agreed in writing by the Local Planning Authority, the works hereby approved shall only be carried out in accordance with the materials and fixings detailed within the submitted Design and Access Statement and the existing fixing holes shall be reused for the proposed hanging sign.

#### **11.4. Reasons**

1. For the avoidance of doubt.
2. Standard reason E23 (as required by Regulation 13(5) b of the Town and Country Planning (Control of Advertisements) Regulations 1992.
3. To protect the character and appearance of this grade II listed building.

**Committee Report Item No: 3**

**Application No:** DER/01/10/00060 and DER/01/10/00061 **Type:** Listed Building Consent and Advertisement Consent

**11.5. S106 requirements where appropriate:**

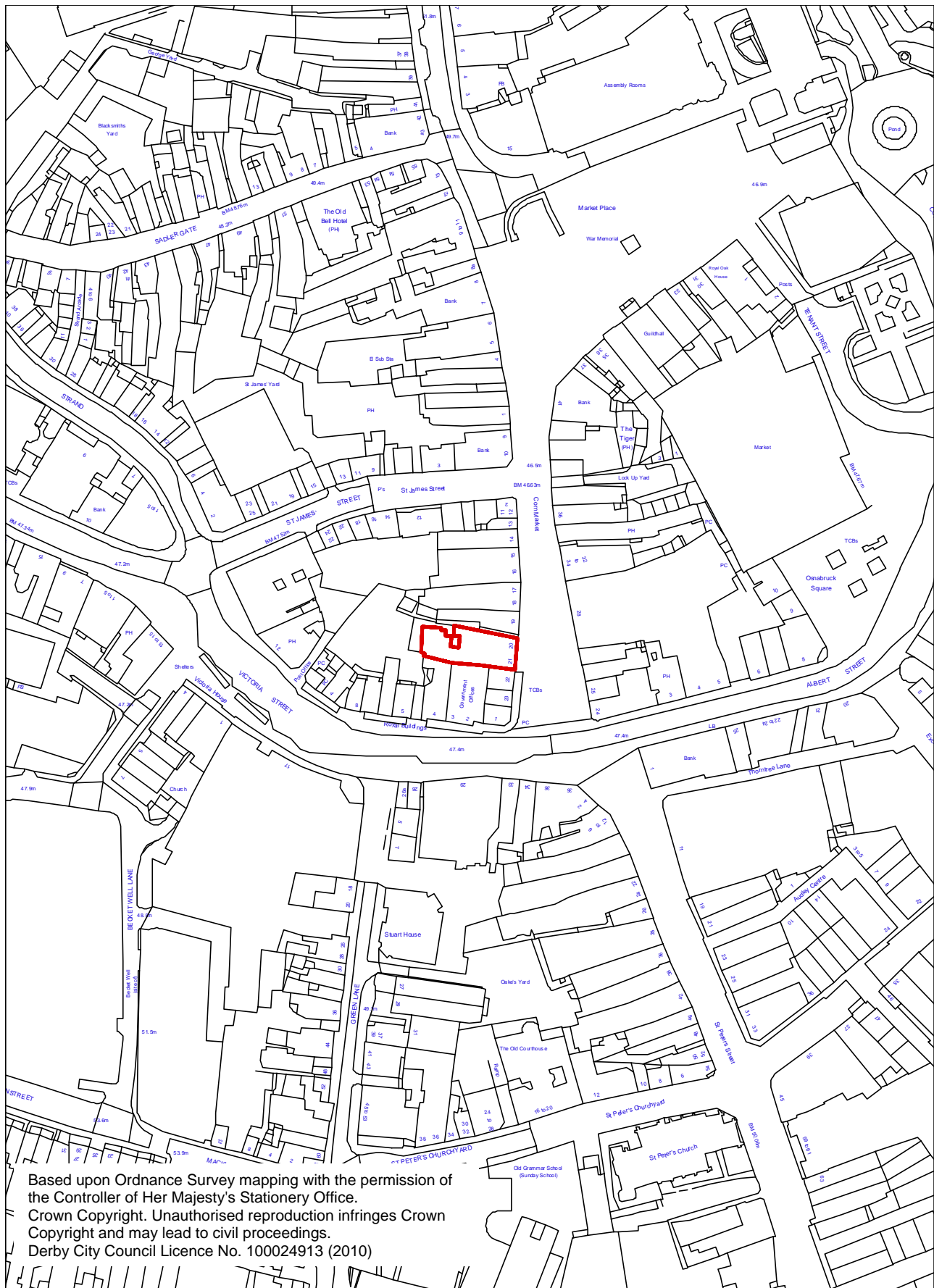
None

**11.6. Application timescale:**

The statutory 8 weeks time period for both the advertisement consent application and the listed building consent application expired on the 25 March 2010. The applications were brought before the committee because of objections raised by the Conservation Area Advisory Committee.

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

**Application No:** DER/01/10/00060 and DER/01/10/00061 **Type:** Listed Building Consent and Advertisement Consent





DERBY CITY COUNCIL

# Derby City Council

## Delegated Decisions Made Between 11/02/10 and 22/03/10

Application No	Application Type	Location	Proposal	Decision	Decision Date
09/08/01320/PRI	Full Planning Permission	305 Burton Road, Derby (Ashberry Nursing Home)	ERECTION OF 8 APARTMENTS	Granted Conditionally	04/03/2010
05/09/00605/PRI	Full Planning Permission	33 Wood Road, Chaddesden, Derby	Extensions and alterations to form 3 flats	Granted Conditionally	22/03/2010
06/09/00744/PRI	Full Application - Article 4	32 Chester Green Road, Derby	Installation of windows and doors	Refuse Planning Permission	05/03/2010
08/09/01024/PRI	Full Planning Permission	30 Colwyn Avenue, Derby	Extension to dwelling house (dining room , bedroom, bathroom and enlargement of kitchen)	Granted Conditionally	15/02/2010
08/09/01037/PRI	Full Planning Permission	38 Breedon Avenue, Littleover, Derby	Extensions to dwelling house (bedroom, shower room and enlargement of kitchen, lounge, bedroom and enlargement of bathroom)	Granted Conditionally	15/02/2010
09/09/01143/PRI	Full Planning Permission	10 Brierfield Way, Mickleover, Derby	Extension to dwelling house (enlargement of bedroom)	Granted Conditionally	10/03/2010
10/09/01186/PRI	Full Planning Permission	1 Margreave Road, Chaddesden, Derby	Change of use from retail (Use Class A1) to hot food take-away (Use Class A5) and installation of shop front, canopy and security shutters	Refuse Planning Permission	12/03/2010
10/09/01209/PRI	Full Planning Permission	211-213 Uttoxeter New Road, Derby (Best One)	Extension to shop (sales area, storage and staff facilities)	Granted Conditionally	12/03/2010
10/09/01212/PRI	Full Planning Permission	82 Morley Road, Chaddesden, Derby	Demolition of dwelling house and erection of dwelling house	Granted Conditionally	05/03/2010
10/09/01242/	Full Planning Permission	29 Shaftesbury Street, Derby	Change of use of industrial unit to car sales showroom (Sui Generis use) and car wash	Granted Conditionally	11/02/2010
11/09/01272/PRI	Full Planning Permission	181 Station Road, Mickleover, Derby (Plot 2)	Erection of dwelling house	Granted Conditionally	04/03/2010
11/09/01285/PRI	Full Planning Permission	181 Station Road, Mickleover, Derby (Plot 3)	Erection of dwelling house	Granted Conditionally	04/03/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
11/09/01302/PRI	Full Planning Permission	208 Duffield Road, Derby	Erection of shed	Granted	22/03/2010
11/09/01317/PRI	Full Planning Permission	1 Peak Drive, Derby (Sainsbury's)	Alterations to extension of store previously approved under Code No DER/02/03/00315 to include alterations to external appearance, car park layout, covered trolley store, vehicular access and pedestrian access ramp	Granted Conditionally	12/03/2010
11/09/01318/PRI	Full Planning Permission	1 Peak Drive, Derby (Sainsbury's)	Extensions and alterations to supermarket to include alterations to external appearance of front and rear of store including entrance lobby, rear extension to loading bay, pump house and sprinkler tank	Granted Conditionally	11/03/2010
11/09/01319/PRI	Full Planning Permission	1 Peak Drive, Derby (Sainsbury's)	Installation of mezzanine floor in store extension previously approved under planning application Code No. DER/02/03/00315 for use as restaurant with toilets, lift and stairs	Granted Conditionally	11/03/2010
11/09/01320/PRI	Variation/Waive of condition(s)	1 Peak Drive, Derby (Sainsbury's)	Variation of condition 5 of previously approved permission Code No. DER/02/03/00315 to amend the floorspace dedicated to the sale of non-food goods	Granted Conditionally	11/03/2010
11/09/01321/PRI	Variation/Waive of condition(s)	1 Peak Drive, Derby (Sainsbury's)	Variation of condition 13 of previously approved application DER/12/92/01380 to amend the floorspace dedicated to the sale of non-food goods	Granted Conditionally	11/03/2010
11/09/01328/PRI	Full Planning Permission	Sun Alliance House, 18 Curzon Street, Derby	Change of use from Offices (use class B1) to Education and Community Centre (use class D1)	Granted Conditionally	16/02/2010
11/09/01331/DCC	Local Council own development Reg 3	Site of pavilion, car park and play area at Alvaston Park, London Road, Derby	Erection of changing rooms, associated cafe, rangers office, public toilets and formation of artificial pitch (amendments to previously approved planning permission Code No. DER/04/08/00612/PRI)	Granted Conditionally	12/03/2010
11/09/01334/PRI	Full Planning Permission	300 City Gate Business Park, City Gate, Derby	Extension to warehouse	Granted Conditionally	15/02/2010
11/09/01337/PRI	Full Planning Permission	Buildings to the rear of 110a - 122 Porter Road, Derby	Alterations and conversion of Mill to form 6 flats, including undercroft car parking (Amendment to previously approved planning application Code No. DER/08/07/01667/PRI)	Granted Conditionally	04/03/2010



Application No	Application Type	Location	Proposal	Decision	Decision Date
11/09/01345/PRI	Full Planning Permission	15 Blagreaves Lane, Littleover, Derby	Extension to dwelling house (sitting room, kitchen, wc, utility room, study, 2 bedrooms and en-suite) and erection of garage and 1.8m high boundary wall	Granted Conditionally	04/03/2010
11/09/01353/DCC	Local Council own development Reg 3	Land at Racecourse north-west of car park off, St. Marks Road, Derby	Erection of changing rooms, associated cafe, ranger's office and public toilets.	Granted Conditionally	12/03/2010
11/09/01356/PRI	Full Planning Permission	306 Burton Road, Derby	Extension to dwelling house (kitchen) and excavation works to front garden to form vehicular hard standing	Granted Conditionally	04/03/2010
11/09/01371/PRI	Full Planning Permission	1 Porlock Court, Oakwood, Derby	Retention of use of shed in connection with dog grooming business	Refuse Planning Permission	16/03/2010
11/09/01379/PRI	Full Planning Permission	45 Hartington Street, Derby	Retention of satellite dish	Refuse Planning Permission	24/02/2010
11/09/01380/PRI	Full Planning Permission	17a King Street, Derby	Change of use of first and second floor from Residential (Use Class C3) to Hairdressers/Beauty Salon (Use Class A1/Sui Generis Use)	Granted Conditionally	23/02/2010
11/09/01396/PRI	Full Planning Permission	301 Morley Road, Oakwood, Derby	Extension to dwelling house (enlargement of lounge, bedroom and en-suite) and formation of vehicular access	Granted Conditionally	22/03/2010
11/09/01398/PRI	Full Planning Permission	155 Normanton Road, Derby	Change of use from outhouse to 2 flats including alterations to elevations	Refuse Planning Permission	22/02/2010
11/09/01402/PRI	Full Planning Permission	28 Church Lane, Darley Abbey, Derby	Extension to dwelling house (kitchen/dining/lounge room, lounge) and formation of rooms in roof space (3 bedrooms, 2 bathrooms, 2 store rooms and wardrobe) including alterations to roof and installation of dormer windows	Granted Conditionally	19/02/2010
11/09/01406/PRI	Full Planning Permission	Unit 6, Raynesway Park Drive, Derby	Change of use of unit from training room (use class D1) to use as tile merchants (sui generis use)	Granted Conditionally	16/02/2010
11/09/01407/PRI	Advertisement consent	Unit 6, Raynesway Park Drive, Derby	Display of 2 externally illuminated fascia signs	Granted Conditionally	16/02/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/09/01414/PRI	Works to Trees under TPO	448 Duffield Road, Derby	Crown thin by 10% , crown lift to 4 metres, crown clean and remove deadwood of Lime Tree and reduce branches by 2 metres of Beech Tree protected by Tree Preservation Order 2009 no.482 (448 Duffield Road, Allestree, Derby)	Granted Conditionally	05/03/2010
12/09/01419/PRI	Full Planning Permission	6 Newmarket Drive, Derby (Fairfax Meadow Europe Ltd)	Extension to factory	Granted Conditionally	05/03/2010
12/09/01421/PRI	Full Planning Permission	75-76 Friar Gate, Derby (The Greyhound PH)	External and internal alterations to Public House	Granted Conditionally	05/03/2010
12/09/01422/PRI	Listed Building Consent -alterations	75-76 Friar Gate, Derby (The Greyhound PH)	External and internal alterations to Public House	Granted Conditionally	05/03/2010
12/09/01429/PRI	Full Planning Permission	29 Chapel Side, Spondon, Derby	Change of use from Retail (Use Class A1) to Hot Food Take-away (Use Class A5)	Refuse Planning Permission	15/02/2010
12/09/01430/PRI	Works to Trees under TPO	West Park Community School, West Road, Spondon, Derby	Pollarding of 9 Poplar Trees protected by Tree Preservation Order 2007 No.479 (West Park School, Spondon, Derby)	Granted Conditionally	05/03/2010
12/09/01432/PRI	Full Planning Permission	7 The Close, Derby	Extension to dwelling (enlargement of living room and study) and formation of rooms in roof space (2 bedrooms with en-suites, study, w.c., prayer room, wardrobe and 2 dormers)	Granted Conditionally	24/02/2010
12/09/01441/PRI	Works to Trees under TPO	10 Keats Avenue, Littleover, Derby	Fell Cedar Tree and reduce branches of second Cedar Tree by 2 metres of Trees Protected by Tree Preservation Order 2003 No.357 (Keats Avenue/South Drive, Littleover)	Granted Conditionally	18/02/2010
12/09/01442/PRI	Full Planning Permission	Unit 2, Newmarket Court, Newmarket Drive, Derby	Change of use from Taxi Depot (Sui Generis Use) to Fire Station for Temporary Period	Granted Conditionally	16/02/2010
12/09/01443/PRI	Full Planning Permission	Standon, Ashleigh Drive, Chellaston, Derby	Formation of rooms in roof space (2 bedrooms, en-suite, study and dormers at front and rear)	Granted Conditionally	01/03/2010
12/09/01445/PRI	Works to Trees under TPO	191 Derby Road, Chellaston, Derby	Crown clean, crown lift and reduce branches of 7 Beech trees protected by Tree Preservation Order 2001 no. 260 (Trees at Derby Road/West Avenue/Vicarage Road/Birchfield Close)	Granted Conditionally	11/02/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/09/01447/PRI	Certificate of Lawfulness Proposed Use	20 Church Street, Spondon, Derby	Extension to dwelling (porch)	Granted	12/02/2010
12/09/01450/PRI	Full Planning Permission	150 Chellaston Road, Derby	Retention of front boundary wall piers	Granted	17/02/2010
12/09/01452/PRI	Works to Trees under TPO	22 Goldcrest Drive, Spondon, Derby	Fell 5 Ash Trees, Crown reduce Oak Tree, reduce height of 2 Ash Trees and reduce branches of 2 Ash Trees and 2 Oak Trees protected by Tree Preservation Order 1979 No.76 (Woodland rear of Deer Park View, Spondon)	Granted Conditionally	05/03/2010
12/09/01453/PRI	Full Planning Permission	3 Gala Drive, Alvaston, Derby	Extension to of garage (gym, refreshment area and w.c.)	Granted Conditionally	22/03/2010
12/09/01454/PRI	Full Planning Permission	22 Corn Market, Derby (Former Benjy's)	Change of use from retail (use class A1) to financial and professional services (use class A2)	Granted Conditionally	11/02/2010
12/09/01455/PRI	Advertisement consent	Unit 1, Neighbourhood Centre, Rowallan Way, Chellaston, Derby	Display of 2 internally illuminated hanging fascia box signs, 1 internally illuminated fascia sign and non illuminated advertising boards	Granted Conditionally	16/02/2010
12/09/01457/PRI	Works to Trees in a Conservation Area	Trees at St. Christophers Court, Ashbourne Road, Derby	Pollarding of 10 Lime Trees within Friar Gate Conservation Area	Raise No Objection	15/02/2010
12/09/01461/PRI	Full Planning Permission	90 Carlton Road, Derby,	Extensions to dwelling house (wetroom, en-suite and enlargement of lounge, kitchen, bedroom, bathroom and garage)	Granted Conditionally	19/02/2010
12/09/01463/	Works to Trees under TPO	420 Burton Road, Derby	Crown reduction to 4m of beech and crown reduction to 6m of Norway Maple protected by Tree Preservation Order 2001 No 279 (Burton Road/Farley Road)	Refuse Planning Permission	17/02/2010
12/09/01464/PRI	Full Planning Permission	Land rear of 282 Uttoxeter New Road, Derby, (accessed from Rowditch Place)	Erection of 4 office units, formation of car parking spaces and vehicular access	Granted Conditionally	17/03/2010
12/09/01465/PRI	Outline Planning Permission	Land at 32 South Avenue, Chellaston, Derby	Residential development (erection of bungalow)	Refuse Planning Permission	18/02/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/09/01466/PRI	Full Planning Permission	39 Shardlow Road, Alvaston, Derby	Extension to dwelling house (bedroom, bathroom and study) and erection of detached garage	Refuse Planning Permission	22/03/2010
12/09/01468/PRI	Full Planning Permission	123B Nottingham Road, Derby	Change of Use from Industrial (Use Class B2) to Builders Merchants (Sui Generis Use)	Granted Conditionally	17/02/2010
12/09/01469/PRI	Full Planning Permission	Derby Sewage Treatment Works, Megaloughton Lane, Spondon, Derby	Erection of offices, workshop, storage areas, gates, 2.5m high fencing, security lighting and formation of car parking area for temporary works compound for a period of two years	Granted Conditionally	17/02/2010
12/09/01471/PRI	Full Planning Permission	94 Havenbault Lane, Littleover, Derby	Extension to dwelling house (porch, kitchen/dining room, bathroom, bedroom, and garage)	Granted Conditionally	16/02/2010
12/09/01473/PRI	Full Planning Permission	15A Chain Lane, Mickleover, Derby	Extensions to dwelling house (bedroom and enlargement of living room and garage)	Granted Conditionally	11/02/2010
12/09/01479/PRI	Works to Trees in a Conservation Area	Trees at 6 West Bank Avenue, Derby	Felling of 2 Conifers, Cedar, Yew, 4 Leylandii, reduce branches of 2 Robinias and reduce height and branches of Laurel Trees within Strutts Park Conservation Area	Raise No Objection	05/03/2010
12/09/01488/PRI	Full Planning Permission	14 Corbel Close, Oakwood, Derby	Extension to dwelling house (double garage) and erection of 1.8m high fence	Refuse Planning Permission	11/02/2010
12/09/01489/PRI	Full Planning Permission	1291 - 1293 London Road, Derby	Alterations to retail unit (use class A1) to form 2 shop units (use class A1) and installation of new shopfront and roller shutters	Granted Conditionally	03/03/2010
11/09/01490/PRI	Full Planning Permission	39 Farley Road, Derby (Rykneld Bowling Club)	Installation of floodlighting	Granted Conditionally	11/02/2010
12/09/01493/PRI	Full Planning Permission	167 Morley Road, Oakwood, Derby	Extension to dwelling house (conservatory, 2 en-suites and enlargement of 2 bedrooms) and formation of rooms in roof space (bedroom, bathroom, storage and dormer)- amendment to previously approved planning permission Code No. DER/08/07/01579/PRI	Granted Conditionally	17/02/2010
12/09/01495/PRI	Full Application - Article 4	14 Orchard Street, Mickleover, Derby	External alterations to garage to form garden room	Refuse Planning Permission	11/03/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/09/01496/PRI	Full Planning Permission	1 Alderfen Close, Shelton Lock, Derby	Extension to dwelling house (car port), formation of hardstanding and erection of 1.85 metre high part boundary fence	Granted	01/03/2010
12/09/01498/PRI	Full Planning Permission	9 Stretton Close, Mickleover, Derby,	Extension to dwelling house (bedroom, en-suite and study)	Refuse Planning Permission	08/03/2010
12/09/01499/PRI	Certificate of Lawfulness Proposed Use	16 Lodge Lane, Spondon, Derby	Extension to dwelling house (dining room, w.c. and utility room)	Granted	12/02/2010
12/09/01501/PRI	Full Planning Permission	2 Renals Street, Derby	Extension to dwelling house to form single flat and extension to bedsit (en-suite)	Refuse Planning Permission	24/02/2010
12/09/01502/PRI	Full Planning Permission	27 Gisborne Crescent, Allestree, Derby	Extension to dwelling (bedroom, bathroom and garage)	Granted Conditionally	15/02/2010
12/09/01503/PRI	Full Planning Permission	118 Jubilee Road, Shelton Lock, Derby	Extensions to dwelling (garage, bedroom, en-suite and enlargement of bathroom)	Refuse Planning Permission	15/02/2010
12/09/01504/PRI	Full Planning Permission	5 Louvain Road, Derby	Extension to dwelling (dining room and utility room)	Granted Conditionally	19/02/2010
12/09/01506/PRI	Full Planning Permission	St. Thomas Road Methodist Church, St. Thomas Road, Derby	Installation of windows	Granted	10/03/2010
12/09/01507/PRI	Full Planning Permission	57 Uttoxeter Road, Mickleover, Derby	Extensions to dwelling house (family room, utility room, bin store, 2 bedrooms, bathroom and enlargement of kitchen)	Granted Conditionally	04/03/2010
12/09/01508/PRI	Full Planning Permission	Bramble House, Kingsway Hospital, Derby	Construction of lift shaft	Granted Conditionally	04/03/2010
12/09/01509/PRI	Full Planning Permission	35 Prestbury Close, Oakwood, Derby	Extension to dwelling house (Sun room)	Granted	09/03/2010
12/09/01510/PRI	Local Council own development Reg 3	Play area in front of Local Housing Office, Shakespeare Street, Sinfen, Derby	Extension to perimeter fencing to a height of 3.75m	Granted	12/02/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/09/01511/PRI	Full Planning Permission	Chellaston Infants School, School Lane, Chellaston, Derby	Extension to school (canopy) and erection of store and green house	Granted	16/03/2010
01/10/00006/PRI	Full Planning Permission	13 Kershope Drive, Oakwood, Derby	Extension to dwelling house (sitting room)	Granted Conditionally	03/03/2010
01/10/00007/PRI	Full Planning Permission	1 Siddals Lane, Allestree, Derby	Extension to dwelling house (garden room, utility room and w.c.)	Granted	03/03/2010
01/10/00014/PRI	Full Planning Permission	131 Shardlow Road, Alvaston, Derby	Formation of rooms in roof space (bedroom, bathroom and wardrobe) with external window, addition of pitch roof to single storey rear parts of dwelling and erection of double garage	Granted Conditionally	11/03/2010
01/10/00016/PRI	Works to Trees in a Conservation Area	Pineside, Burleigh Drive, Derby	Crown thinning and crown reduction by 0.5metre of Rowan tree, Crown reduction by 2metres of Sorbusaria and Ash trees, crown lifting of Magnolia tree and removal of branch and top by 3 metres of Eucalyptus tree within Strutts Park Conservation Area.	Raise No Objection	19/02/2010
01/10/00020/PRI	Full Planning Permission	8 Springfield Road, Chaddesden, Derby	Extension to dwelling house (conservatory)	Granted	05/03/2010
01/10/00024/DCC	Works to Trees under TPO	Trees along highway verge, north side of Darley Park Drive, Derby	Removal of epicormic growth and crown clean 9 Lime Trees protected by Tree Preservation Order 2006 No.465 (Darley Park Drive, Derby)	Granted Conditionally	03/03/2010
02/10/00027/PRI	Full Planning Permission	The County Ground, Nottingham Road, Derby	Installation of two floodlighting columns	Granted Conditionally	12/03/2010
01/10/00029/PRI	Full Planning Permission	2 Madeley Street, Derby	Change of Use from bedsits to 4 self contained flats and alteration to rear/side elevation to facilitate the change	Granted Conditionally	08/03/2010
01/10/00030/PRI	Full Planning Permission	68 Sunnyhill Avenue, Derby	Extension to dwelling house (porch and canopy)	Granted Conditionally	22/02/2010
01/10/00031/PRI	Advertisement consent	Derby Training Centre, Ascot Drive, Derby	Display of internally illuminated fascia sign	Granted Conditionally	15/03/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/10/00032/PRI	Full Planning Permission	518 Duffield Road, Derby	Extension to dwelling house (garage, study, en-suite and enlargement of bedroom) and widening of vehicular access	Granted Conditionally	08/03/2010
01/10/00037/PRI	Full Planning Permission	Land rear of Test Beds 57 & 58 Sinfin D Site, Rolls Royce Plc, Wilmore Road, Derby	Erection of engine cooling facility	Granted	18/02/2010
01/10/00039/PRI	Full Planning Permission	20 Lydstep Close, Oakwood, Derby	Extension to dwelling house (utility room, store and bedroom)	Granted Conditionally	22/02/2010
01/10/00040/PRI	Works to Trees under TPO	120 Belper Road, Derby	Felling of Cherry and Robinia Tree, Crown reduce 3 Pine Tree by 2 metres, Crown raise 3 Pine Trees to 5 metres and remove lowest branch of 1 Pine Tree. All trees protected by Tree Preservation Order 2004 No. 399 (120 Strutts Park Derby)	Granted Conditionally	10/03/2010
01/10/00042/PRI	Full Planning Permission	84 Hillsway, Littleover, Derby	Extension to dwelling house (kitchen and dining room)	Granted Conditionally	11/03/2010
01/10/00047/PRI	Full Planning Permission	257 Oregon Way, Chaddesden, Derby	Installation of solar panels	Granted	22/03/2010
01/10/00048/PRI	Full Planning Permission	2 St. Johns Close, Allestree, Derby	Extension to dwelling house (lounge, day room, 2 en-suites and enlargement of lounge ) and erection of detached building (garage,gym and study)	Granted Conditionally	22/03/2010
01/10/00049/PRI	Full Planning Permission	546 Duffield Road, Derby	Erection of detached garage	Granted Conditionally	22/03/2010
01/10/00050/PRI	Full Planning Permission	30 Pingle, Allestree, Derby	Extension to dwelling house (enlargement of kitchen and bedroom)	Granted Conditionally	15/03/2010
01/10/00052/PRI	Full Planning Permission	137 Wiltshire Road, Chaddesden, Derby	Extension to dwelling house (family room, utility room, shower and w.c.)	Granted Conditionally	11/03/2010
01/10/00053/PRI	Full Planning Permission	Littleover Community School, Pastures Hill, Littleover, Derby	Retention of control kiosk	Granted	24/02/2010



Application No	Application Type	Location	Proposal	Decision	Decision Date
01/10/00054/PRI	Full Planning Permission	3 Haskeys Close, Allestree, Derby	Extensions to dwelling house (bedroom, dressing room and en-suite and enlargement of study, kitchen, dining room and bedroom)	Granted Conditionally	15/03/2010
01/10/00058/PRI	Full Planning Permission	26 St. Peters Street, Derby (Ilkeston Co-op Travel)	Change of use from retail (Use Class A1) to Financial and Professional Services (Use Class A2)	Granted Conditionally	22/03/2010
01/10/00063/PRI	Full Planning Permission	28 Windley Crescent, Darley Abbey, Derby	Extension to dwelling house (dining room, kitchen, bedroom, en-suite, hall and enlargement of utility room and bathroom) and formation of room in roof space (bedroom)	Granted Conditionally	22/03/2010
01/10/00064/PRI	Works to Trees under TPO	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby	Removal of deadwood of 5 Sycamore, Ash, Oak and Horse Chestnut trees protected by Tree Preservation Order 1993 No 78 (Rykneld Hospital Rykneld Road)	Granted Conditionally	16/03/2010
01/10/00065/PRI	Works to Trees under TPO	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby,	Remove 3 dead branches of cedar, remove dead wood and crown clean cherry tree and willow, remove deadwood, snapped branch and crown clean horse chestnut and removal of deadwood of various trees protected by Tree Preservation Order 1993 No 78 (Rykneld Hospital Rykneld Road)	Granted Conditionally	16/03/2010
01/10/00068/PRI	Works to Trees under TPO	82 Chestnut Avenue, Mickleover, Derby,	Crown lifting to 4 metres of horse chestnut protected by Tree Preservation Order 1977 No 8 (Station Road Mickleover)	Granted Conditionally	16/03/2010
01/10/00077/PRI	Full Planning Permission	30 Windley Crescent, Darley Abbey, Derby	Extension and alterations to garage to form living accommodation	Granted Conditionally	22/03/2010
01/10/00078/PRI	Full Planning Permission	66 Dairyhouse Road, Derby,	Extension to dwelling house (kitchen and shower room)	Granted Conditionally	22/03/2010
01/10/00079/PRI	Full Planning Permission	95 Sitwell Street, Spondon, Derby	Change of use from retail (use class A1) to cafe (use class A3)	Granted Conditionally	15/03/2010
01/10/00080/PRI	Full Planning Permission	14 Short Avenue, Allestree, Derby	Extension to dwelling house (en-suite and rear dormer)	Granted Conditionally	16/03/2010
02/10/00108/PRI	Works to Trees in a Conservation Area	47 Markeaton Street, Derby	Felling of Maple Tree within Friar Gate Conservation Area	Raise No Objection	05/03/2010

**Total Number of Delegated Decisions made during this period: 111**