

Applications to be Considered

SUMMARY

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

RECOMMENDATION

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

REASONS FOR RECOMMENDATION

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

SUPPORTING INFORMATION

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

OTHER OPTIONS CONSIDERED

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

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Ian Woodhead 16/02/2014
For more information contact: Background papers: List of appendices:	Ian Woodhead Tel: 01332 642095 email: ian.woodhead@derby.gov.uk None Appendix 1 – Development Control Monthly Report

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Planning Control Committee 14 May 2015

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2	8 - 13	02/15/00234	Land to rear of 30 Glenwood Road, Chellaston, Derby, DE73 1UB (access via Boyd Grove)	Residential development (one dwelling house)	To grant planning permission with conditions
3	14 - 19	02/15/00236	Land rear of 34 Glenwood Road, Chellaston, Derby, DE73 1UB (access via Boyd Grove)	Residential development (one dwelling house)	To grant planning permission with conditions
4	20 - 28	12/14/01690	Site of 10 Farley Road, Derby, DE23 6BX	Demolition of dwelling and erection of replacement dwelling house	To grant planning permission with conditions

Committee Report Item No: 1

Application No: DER/10/14/01435

Type: Full

1. Application Details

Address: Land east of Persian Close, Caspian Drive and Baltic Close, Derby (Citypoint)

Ward: Alvaston

Proposal: Change of use of land from open space to land within residential curtilages and retention of 2 metre high fence

Further Details:

Web-link to application documents –

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=97264>

This application relates to a narrow piece of land, of approximately 2 150 square metres in area, which lies to the eastern boundary of the residential development, known as Citypoint, off Pacific Way in Alvaston. It is currently public open space, comprising of a grassed area which slopes down from the housing development towards Alvaston Park. The open space is approximately 10 metres in width. The park is located to the east of the open space, which is separated by a 2 metre high galvanised palisade fence, running along the boundary between Citypoint and the park.

The land was previously part of Wilmorton College's playing fields, enclosed by the palisade fence which was erected prior to the residential development commencing on the former college site. The fence was erected in an incorrect position on land which is controlled by Derby City Council and was originally part of Alvaston Park. The site is therefore land which is owned by the Council and does not form part of the adjacent housing development, which is now largely completed.

Full permission is sought for a change of use of the land from open space to form residential curtilages for the properties on Persian Close, Baltic Close and Caspian Drive, which are directly adjacent to the land. There are understood to be some 21 properties who would receive a portion of the proposed curtilages. The application also includes the retention of the palisade fence, which forms the boundary between the open space and Alvaston Park, although this is incidental to the proposed change of use of the land enclosed by the fence. The fence itself does not require planning permission to be retained in situ. It is understood to have been erected some 13 years ago and is therefore a lawful permitted development.

2. Relevant Planning History:

DER/02/11/00218 – Erection of 1.8 metre high fence, Turning head adjacent to 14 and 35 Persian Close, current application.

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=91109>

DER/03/05/00533 – Reserved matters for erection of 336 dwellings and 261 flats and associated public open space, Granted – October 2006

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Application No: DER/10/14/01435

Type: Full

3. Publicity:

Neighbour Notification Letters - 25

Site Notice

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

Further publicity of the proposals with the local residents, has been undertaken by the applicant prior to the application being submitted, to gauge the level of support for the proposed transfer of the land to neighbouring households.

4. Representations:

Representations received to date, include 10 in support and 2 objections to the proposal. The main issues raised are as follows:

Objections:

- The fence should be extended around the north of the development to prevent pedestrians entering from the park and to protect residents from crime coming off the park.
- The existing fence should be taken down and retaining it goes against the original plans and blocks access points onto the park. Openings in the fence should be created to provide access to the park.

Support:

- The proposal would resolve the issue that most people wish for the fence to remain between the park and the residential area.
- Conditions should be attached to prevent the area being altered without consent.
- Fence should be retained to maintain privacy and security of the local residents.
- Maintenance of the site should be passed to residents.

5. Consultations:

Environmental Services (Parks):

Although there are no grounds for the disposal of open space, the impact on Alvaston Park would be minimal. This is a narrow strip of land that has been separated from the park since 2002 when it was erected on the incorrect boundary between Alvaston Park and the former Wimorton College and has therefore not been an integral part of the park.

Corp & Adult Services (Estates):

There do not appear to be any grounds for the disposal of the open space to the applicant and the process would be problematic. There would be management implications going forward of the land being sold to residents as garden land only. This would require an on-going monitoring and a potential enforcement role for the Council.

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Type: Full

6. Relevant Policies: *Saved CDLPR policies*

GD4	Design and the Urban Environment
GD5	Amenity
L1	Protection of parks and public open space
GD2	Protection of the environment

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

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

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

7. Officer Opinion:

Key Issues:

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

- Policy implications
- Impact on amenity

Background

This application has been result of lengthy negotiation and discussions with the applicant, local residents and Ward Members to come to an agreed way forward for the palisade boundary fence and strip of open space which separates the new residential development of Citypoint and Alvaston Park. The land which is enclosed by the palisade fence was part of Alvaston Park, until the fence was erected to form a boundary around the former Wilmorton College site. The fence was erected in an incorrect position, approximately 10 metres into the Council owned public open space and this did not come to light until the housing development was constructed on the former college land, under reserved matters approval ref: DER/03/05/00533. The result is that there is a width of open land abutting up to the residential frontage, which slopes down to the retained palisade fence along the boundary with Alvaston Park.

The reserved matters approval for Citypoint, envisaged that the development would abut Alvaston Park and the approved drawings included proposed pedestrian and cycle links to the public open space from Persian Close and Baltic Close. The fence would need to be removed in order to link the park with the development.

However, some residents on the development have expressed a wish to retain the boundary fence and prevent any pedestrian access to the park being formed. A planning application submitted in 2011 to erect a fence across the turning head of Persian Close to close potential access to the public open space was deferred by this committee, to allow further discussion with the applicant, Ward Members and residents to find a long term solution for the strip of open space and the fence between the housing development and the park. This application is still undetermined.

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The current change of use application has been submitted as a result of an agreement between the various parties, which would involve the area of open space being transferred to individual households for use as domestic curtilage and the palisade fence being retained in situ along the red line boundary.

In the event that planning permission is granted, this would involve a formal land transfer from the City Council to the applicant, so that the land could be subdivided between the property owners. The Council's Estates section have expressed some concerns about this procedure and the potential future management of the land. However, this process is separate from the planning process and does not amount to a material consideration in assessing the proposed change of use.

Policy implications

The main policy issue to consider is whether the application site is classed as open space, which should therefore be considered in relation to Policy L1 of the adopted Local Plan.

Policy L1 applies to all open spaces laid out as public gardens, or used for the purpose of public recreation or land which is disused burial ground. It can range from small areas within housing sites to large city parks and can provide informal recreation.

The NPPF asserts that open space is "all open space of public value, including not just land, but water " and "which offer important opportunities for sport and recreation and can act as a visual amenity."

The proposed change of use relates to land which is considered to be open space, even though this was enclosed as part of the former sixth form college in 2002, for a period of years, before being incorporated into the new housing development. It previously was within Alvaston Park and is currently open land, which is accessible to the public and provides informal recreation for the nearby residents. The land therefore satisfactorily meets the tests of the NPPF and L1, to be classed as open space.

Under the provisions of Policy L1, proposals for the loss of open space should be supported by an assessment to show that the open space is surplus to requirements. The applicant has submitted a statement which assesses the proposed use of the open space and the implications for Policy L1 and the NPPF. The applicant claims that Policy L1 is not consistent with the NPPF and is therefore out of date. Policy L1, which seeks to protect areas of public open space from proposals that would result in the loss of leisure or recreational use, is considered to be consistent with the NPPF policies in relation to open space. The Local Plan policy therefore carries significant weight in the determination of this proposal.

The applicant also considers the proposal to be in line with paragraph 74 of the NPPF on the grounds that it would not be built on. Whilst the proposed change of use, does not include built development, a use of the land as private garden could involve the erection of ancillary domestic buildings or structures, without the need for planning permission. A means of overcoming the proliferation of buildings and structures on the land would be to remove permitted development rights, for any curtilage buildings, under Class E of the 2015 Order. This can be suitably achieved by planning condition.

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Type: Full

The applicant's statement, confirms the quantum of additional public open space which has been provided as part of the Citypoint housing development, to be approximately 11 acres (4.5 hectares). This would offset the loss of the existing area of open space. The approved housing scheme incorporates an area of major open space to the north of the site, as well as some incidental open space, so it is clear that the impact of the loss of approximately 2150 square metres of open space would be satisfactorily outweighed by the creation of a large amount of new public open space within the development. It can therefore be demonstrated that the proposed loss of the open space will be compensated by enhanced provision of public open space in proximity to the application site. The Council's Parks Officer is also of the opinion that the loss of the open space would have a minimal impact on the overall recreation and function of Alvaston Park.

Overall, I am satisfied that this would address the requirements of L1 and the NPPF and show that the application site is surplus to requirements as open space. On this basis, the proposed change of use of the open space is considered to be acceptable, subject to the safeguarding of visual and residential amenity in the local area.

Impact on amenity

The proposed use of the open space as domestic gardens, would potentially change its character and appearance, particularly if individual owners decide to erect boundary treatment and any garden features. The land is proposed to be subdivided into relatively small plots along the length of the open space and it is possible that there would be a patchwork of planting and structures which would detract from the visual amenities of the streetscene. The site is in a prominent position fronting onto the residential streets and abutting the public open space. The treatment of this land would be difficult to manage in the long term, despite the removal of permitted development rights for curtilage buildings. However, the management of this land is a matter for the land transfer process and could be dealt satisfactorily with via the land agreement. On balance, the proposed use of the land for residential curtilages would have a limited impact on local amenity and the general character of the surrounding residential area and therefore accords satisfactorily with the provisions of GD4 and GD5.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions

Summary of reasons:

The proposed use of the open space for domestic curtilage has been demonstrated to be acceptable on the grounds that enhanced alternative provision of open space is being laid out within the approved housing development and the open space is therefore surplus to requirements. The proposed domestic use would have a limited impact on the residential and visual amenities of the surrounding area, subject to the removal of permitted development rights to erect curtilage buildings on the site.

Conditions:

1. Standard condition (time limit)
2. Standard condition (approved plans)
3. Standard condition (removal of pd rights for outbuildings and boundary treatment over 1 metre in height)

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Type: Full

Reasons:

1. Standard reason (To accord with relevant legislation)
2. Standard reason (For avoidance of doubt)
3. Standard reason (In interests of visual amenity and to safeguard openness and character of the surrounding area.

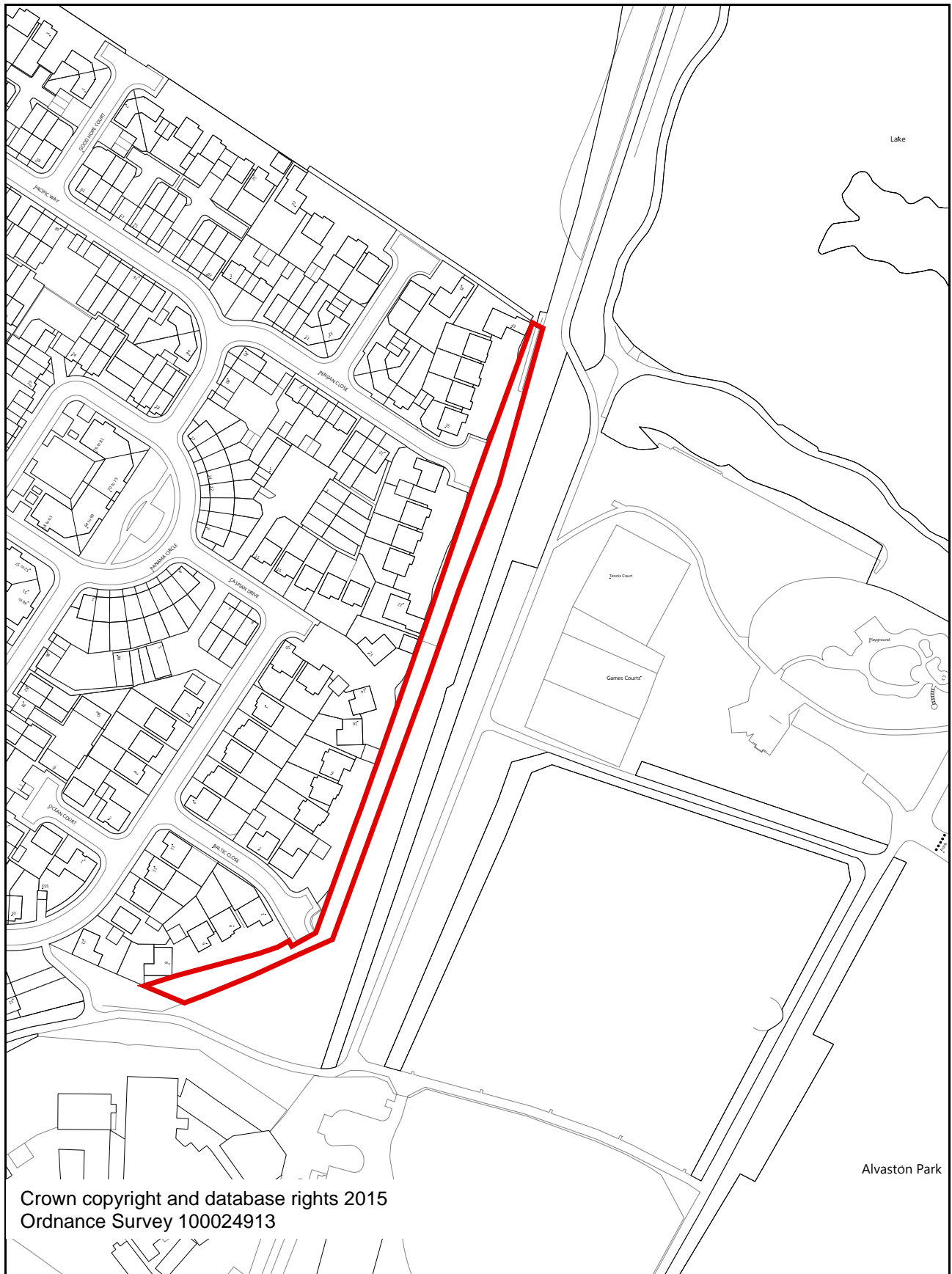
Application timescale:

The target date for determination of the application expired on the 2 January 2015 and is brought to committee due to the request of Ward Members.

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Application No: DER/10/14/01435

Type: Full



Committee Report Item No: 2

Application No: DER/02/15/00234

Type: Outline

1. Application Details

Address: Land rear of 30 Glenwood Road, Chellaston.

Ward: Chellaston.

Proposal:

Outline planning permission is sought for the erection of a detached dwelling to the rear curtilage of 30 Glenwood Road, with approval sought for means of access and layout. Matters of appearance, landscaping and scale are all reserved for a future submission.

This application is associated with one submitted concurrently under reference DER/02/15/00236 for land to rear of 34 Glenwood Road, which seeks outline permission for the erection of a detached dwelling and detached garage directly adjacent to the east of the application site.

Further Details:

Web-link to application documents –

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=97838>

The application site presently forms part of the rear garden of 30 Glenwood Road. Glenwood Road properties typically have long, narrow rear garden areas, some approximately 50m in length, that back onto Boyd Grove

The northern boundary of the site is currently open and the eastern boundary (to No 32) is part vegetation and part 2metre high close board fencing. The southern boundary consists of thickets of vegetation: mostly shrubs and small trees, and the west boundary features 1.0 – 1.2metre high picket fencing. Land levels across the site vary by approximately one metre, rising from a north to south direction. The site is located in a residential area, where dwellings surround the site to the north, west, east and south. The site is rectangular in shape with a width of approximately 8.4metres and a depth of approximately 30 metres. The site does not contain any buildings and comprises of an area of lawn with planting.

Neighbouring properties are 28, 32 and 30 Glenwood Road. 32 Glenwood Road has a large brick built summer house close to the boundary with the proposed development site. The land to the east is the site, behind 36 Glenwood Road, has a development of 2 semi-detached dwellings which are currently being developed, in line with a reserved matters approval granted in June 2014 (DER/04/14/00503).

The submitted plan shows a detached dwelling with a rectangular footprint of 55m² with two off street parking spaces. The site would be accessed from Boyd Grove and the indicative elevation drawing shows a two storey house with its principle elevation fronting this street. It is proposed to extend the pedestrian footway on Weston Rise west to serve the proposed dwelling and the dwelling proposed under the separate application mentioned above. There would be approximately 1.5m from the rear north-eastern corner of the proposed dwelling to the rear boundary with 32 Glenwood Road and 10m between the rear of the dwelling and the proposed rear boundary of 30 Glenwood Road. The proposed dwelling would match the building line of the

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Type: Outline

recently approved dwellings to the east. Bin storage is proposed to the north-east of the proposed dwelling adjacent to the boundary with 30 Glenwood Road.

2. Relevant Planning History:

DER/03/14/00392 Outline permission refused for residential development (one dwelling house) Refusal for the following reasons:

1. In the opinion of the Local Planning Authority the proposed layout of the detached dwelling house would create an isolated form of development that would introduce a visually awkward addition to the street scene. In this immediate context existing and approved dwellings are largely unified by house type and position with respect to the road. Moreover, the detached nature of the proposed dwelling would have an 'island' like presence in amongst a setting characterised by mature rear garden curtilages. As a result the proposed layout of the development would be materially harmful to the character and visual amenity of this location. The proposal is, therefore, considered to be contrary to saved policies GD4, H13 and E23 of the adopted City of Derby Local Plan Review and the over-arching aspirations for good design included in the National Planning Policy Framework.

3. Publicity:

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:

44 third party objections have been received. The main points of objection are:

- Detriment to residential and visual amenity
- Surface water implications
- Development would be superfluous to local housing requirements
- Traffic and road safety implications
- Undesirable precedent would be set
- Inappropriate development ("garden grabbing")
- Loss of trees and wildlife habitat
- Implications for local infrastructure and services
- Incongruous with existing built environment

Councillor Ingall has objected to the proposal and requested that it be considered by the Planning Control Committee.

One objection has been removed at the request of the granddaughter of the person it was attributed to. The same granddaughter also stated that the objection that bears her name to her is not from her, but did not request that it be removed.

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Type: Outline

5. Consultations:

Highways DC:

The bin storage is located within 25m of the highway.

Visibility when exiting the second parking bay is obstructed by the boundary fence of number 28 Glenwood Road. There should be visibility splays of 2.0 metres x 2.0 metres on each side of the vehicle access. These measurements need to be taken from and along the highway boundary and also be shown on the plan.

The vehicular access should also connect with the short footway which leads to Second Avenue.

No highway objections subject to conditions to control surfacing, pedestrian visibility and extension to footpath.

6. Relevant Policies: *Saved CDLPR policies*

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

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

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

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.

- Principle of residential development
- Layout and Presence in the Street Scene
- Neighbouring Amenity
- Highways and parking

Principle of residential development

The principle of residential development within this location is considered to be acceptable on this backland garden site. This has regard for the precedent which has been set by the granting of permission for an attached pair of dwellings to the rear of 36 Glenwood Road (DER/04/14/503), to the east of the application site.

It should be noted that for the proposed dwelling to have an acceptable visual impact and coherence in the local streetscene, the development of a single dwelling on the adjacent site, being considered under reference DER/02/15/00236, would also need implemented. The two dwellings would need to be developed in order to avoid the

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Type: Outline

proposed dwelling behind 30 Glenwood Road becoming an “island-like” form of development which bears little relation to its surroundings.

Layout and Presence in the Street Scene

Several of the third party objections received make reference to the proposal failing to respect the prevalent design vernacular of surrounding housing and suggest that the proposed dwelling would look out of place in the context of the wider street scene incorporating Boyd Grove and Weston Rise which are generally characterised by two-storey terraced rows and attached pairs. However, this issue cannot be considered under this application as all matters of scale and appearance are reserved.

The current application differs from the previous application that was refused (DER/03/14/00392) only in the position of the proposed dwelling – now in line with the building line established by the new dwellings to the east - and a slight narrowing of the proposed dwelling’s footprint from 6 metres wide to 5.5 metres. Given that the previous application for a dwelling and detached garage on the adjacent site to the east (DER/06/14/00856) had already been refused at the time of determination, it was concluded that the proposal could not avoid an “island-like” presence and that such a layout would be to the detriment of the street-scene. The acceptability of the proposed layout depends on the implementation of the concurrent application (DER/02/15/00236) for erection of a dwelling on the adjacent site, to rear of 34 Glenwood Road. That application is recommended for approval on this agenda.

The application offers an adequate amount of private amenity space to the rear of the dwelling with around 85m² being provided. I am satisfied that an acceptably “high quality living environment” could be achieved, as demanded by saved policy H13 of the Local Plan Review.

Neighbouring Amenity

The proximity of the proposed dwelling to the boundaries with 28 and 32 Glenwood Road would have some impact upon the residential amenities of these properties. However the siting and layout of the proposed dwelling should not result in an unreasonable loss of privacy to the rear of the neighbouring properties. The summerhouse at rear of 32 Glenwood Road would provide some screening of the rear garden to some degree. The rear garden of this property is also extensive, such that there is likely to be minimal overlooking of the rear windows of the dwelling at 32 Glenwood Road. It is my opinion that the proposed layout submitted would not unacceptably affect the residential amenity of 32 or 28 Glenwood and so cannot recommend a refusal of outline planning permission on this basis.

The proposal would have some impact on other properties on Glenwood Road, although this would be very limited. The separation distances between the existing houses on Glenwood Road and the proposed dwelling are sufficient (a minimum of 34 metres) to be deemed acceptable and I am satisfied that the implications of the development would not be unacceptably detrimental in this regard, which accords with Policy GD5.

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Type: Outline

Highways and parking

I note comments of the Highways Officer above stating no objections in terms of highways access and parking. Having regard for these comments I am satisfied that the proposed dwelling would not result in detriment to highway safety on the local roads.

The proposal is therefore considered to accord with the relevant policies in the adopted Local Plan and the NPPF and is therefore recommended for approval.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Conditions:

1. Standard condition 1 (outline for scale, appearance and landscaping)
2. Standard condition 2 (3 year time limit for reserved matters)
3. Standard condition 100 (approved plans)
4. Access to be surfaced in bound material.
5. Visibility splays to be provided.
6. No part of development to be brought into use before works to extend the public footpath on Weston Rise are complete.
7. Secure implementation of the development of the adjacent site, at rear of 34 Glenwood Road, under outline approval DER/02/15/00236 within an agreed timetable.

Reasons:

1. Standard reason E01.
2. Standard reason: E02.
3. Standard reason: E04.
4. Unique reason: To prevent deleterious material being deposited on the public highway.
5. Standard reason E19.
6. Standard reason E19.
7. To ensure coherent and continuous streetscene of residential development, in the interests of visual amenity and to protect character and appearance of the local area – Policies GD4, H13 and E23

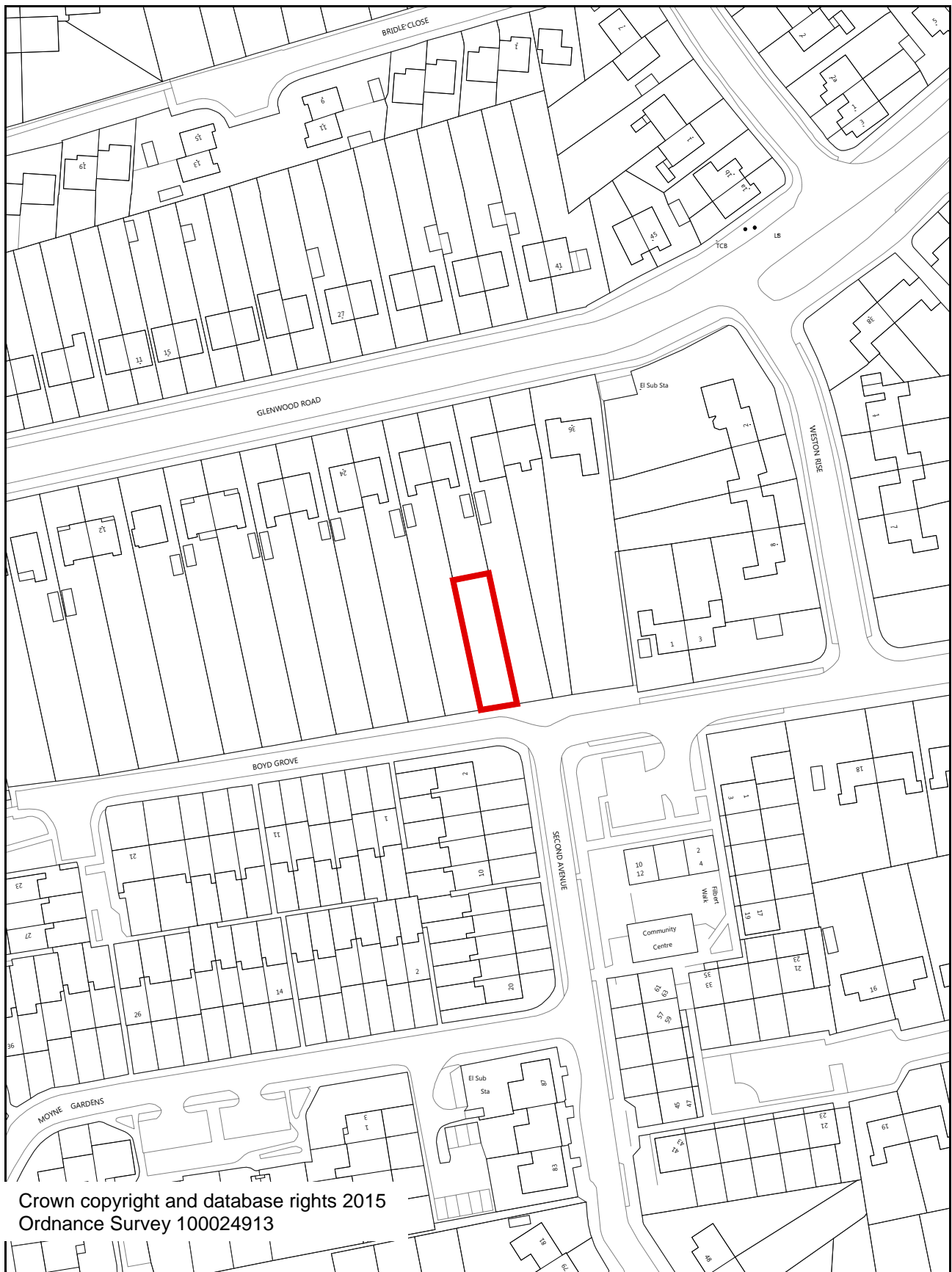
Application timescale:

The application expired on the 15th of April 2015 and is brought before Planning Control Committee due to the receipt of 44 objection letters and a Ward Councillor objection.

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Type: Outline



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Committee Report Item No: 3

Application No: DER/02/15/00236

Type: Outline

1. Application Details

Address: Land rear of 34 Glenwood Road, Chellaston.

Ward: Chellaston.

Proposal:

Outline planning permission is sought for the erection of a detached dwelling and garage on land to the rear curtilage of 34 Glenwood Road, with approval sought for means of access and layout in this application. Matters of appearance, landscaping and scale are all reserved for a future submission.

This application is associated with one submitted concurrently under ref: DER/02/15/00234, for land to the rear of 30 Glenwood Road, which seeks outline permission for the erection of a detached dwelling to the west of the application site.

Further Details:

Web-link to application documents –

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=97840>

The application site presently forms the rearmost third of the rear garden of 34 Glenwood Road. Glenwood Road properties typically have long, narrow rear garden areas, some 50m in length, that back onto Boyd Grove. The applicant's garden is unusual in that the 17m of garden closest to Boyd Grove is wider than the rest. This wider section of garden forms the greater part of the proposed development site.

The site is currently grassed and contains a number of tall trees, some of which are close to the rear boundary with Boyd Grove. Neighbouring properties are 36, 32 and 30 Glenwood Road. 32 Glenwood Road has a large brick built summer house close to the northern boundary of the development site. The land immediately adjacent to the east, behind 36 Glenwood Road has a development of 2 semi-detached dwellings which are currently being developed, in line with a reserved matters approval granted in June 2014 (DER/04/14/00503).

The site is approximately 13.8m wide at the boundary with Boyd Grove and 14.2m at the boundary with Glenwood Road properties. The site is approximately 26m deep, at its greatest depth along the boundary with 36 Glenwood Road.

The submitted plan shows a detached dwelling with a rectangular footprint of 55m² with two off street parking spaces and a garage with a square footprint of 36m² set adjacent and to the west of the dwelling. The site would be accessed from Boyd Grove and the indicative elevation drawing shows a two storey house with its principle elevation fronting this street. It is proposed to extend the pedestrian footway on Weston Rise west to serve the proposed dwelling and the dwelling proposed under the separate current application (DER/02/15/00234). There would be approximately 1m from the rear north-western corner of the proposed dwelling to the boundary with 32 Glenwood Road and 9m between the rear of the dwelling and the rear boundary of 34 Glenwood Road. The proposed dwelling and garage would match the building line of the recently approved dwellings to the east. Bin storage is proposed at the site's north-western corner between the proposed garage and the boundary with 30 Glenwood Road.

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Application No: DER/02/15/00236

Type: Outline

2. Relevant Planning History:

DER/06/14/00856 Outline permission refused for residential development (one dwelling house and detached double garage). Refusal for following reasons:

1. In the opinion of the Local Planning Authority the proposed development of a wide detached dwelling house, sited forward of the existing and recently approved housing on Woodlands Lane, would be an incongruous and harmful addition to the street scene where existing and approved dwellings in the immediate context are unified by house type and position with respect to the road. As such, the proposal is contrary to saved policies H13, GD4 and E23 of the City of Derby Local Plan Review and the over-arching design guidance in the National Planning Policy Framework which seeks to secure good design at all levels of the planning process.

2. By virtue of the siting of the proposed dwelling house just 6m from the boundary of 32 Glenwood Road the proposal, in the opinion of the Local Planning Authority, represents overdevelopment of the site, creating a cramped rear garden area and compromising potential to create adequate levels of amenities at the new dwelling house without unreasonably compromising amenities within the rear garden area of 32 Glenwood Road. The proposal is, therefore, contrary to saved policies H13 and GD5 of the adopted City of Derby Local Plan Review and the over-arching guidance in the National Planning Policy Framework which seeks to afford good standards of privacy and residential amenities for existing and future residents.

3. Publicity:

Neighbour Notification Letters sent to 24 addresses surrounding the application site.

Site Notice

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

4. Representations:

45 third party objections have been received. The main points of objection are:

- Detriment to residential and visual amenity
- Surface water implications
- Development would be superfluous to local housing requirements
- Traffic and road safety implications
- Undesirable precedent would be set
- Inappropriate development ("garden grabbing")
- Loss of trees and wildlife habitat
- Implications for local infrastructure and services
- Incongruous with existing built environment

Councillor Ingall has objected to the proposal and requested that it be considered by the Planning Control Committee.

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Application No: DER/02/15/00236

Type: Outline

One objection has been removed at the request of the granddaughter of the person it was attributed to. The same granddaughter also stated that the objection that bears her name to her is not from her, but did not request that it be removed.

5. Consultations:

Highways DC: No highway objections subject to the conditions to control surfacing, pedestrian visibility and extension to footpath.

6. Relevant Policies: *Saved CDLPR policies*

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

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

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

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.

- Principle of residential development
- Layout and Presence in the Street Scene
- Residential Amenity
- Highways and parking

Principle of residential development

The principle of residential development in this location is considered to be acceptable on this backland garden site. This has regard for the precedent which has been set by the granting of permission for an attached pair of dwellings to the rear of 36 Glenwood Road (DER/04/14/503), immediately to the east of the application site.

Layout and Presence in the Street Scene

This outline application only seeks approval for layout and access therefore the design, appearance and scale are not being considered at this stage. The previous application that was refused, situated the proposed dwelling at an angle to, and forward of the approved dwellings to the rear of 36 Glenwood Road. This orientation was deemed incongruous and awkward, and when coupled with the excessive width of the proposed dwelling it was concluded that such a layout would be to the detriment of the street-scene. This issue has now been resolved in that the current application proposes that the new dwelling and garage be situated to respect the

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Type: Outline

building line established by the recently approved attached pair immediately to the east. The revised layout is now acceptable in my opinion.

Several of the third party objections received make reference to the proposal failing to respect the prevalent design vernacular of surrounding housing and suggest that the proposed dwelling would look out of place in the context of the wider street scene incorporating Boyd Grove and Weston Rise which are generally characterised by two-storey terraced rows and attached pairs. However, this issue cannot be considered under this application as all matters of scale and appearance are reserved.

The application offers an adequate amount of private amenity space to the rear with around 60m² to be provided. The proximity of the boundary with 32 Glenwood Road was considered problematic for the previous proposal due to its orientation, which would have resulted in the primary rear windows of the dwelling directly facing the boundary at an unacceptably short distance. The reorientation of the proposal effectively resolves this issue and I am satisfied that an acceptably “high quality living environment” could be achieved, as required by saved policy H13 of the Local Plan Review.

The portion of the site nearest to Boyd Grove currently has three Conifers adjacent to the boundary which would be removed as part of the proposed works. These are not subject to protection and are not considered to be of sufficient amenity value to warrant mitigation measures.

Residential Amenity

The proximity of the proposed dwelling to the rear boundary with 32 Glenwood Road would have some impact upon the residential amenity of this property. However the siting and layout of the proposed dwelling should not result in an unreasonable loss of privacy to the rear of the property. The summerhouse would provide some screening of the rear garden to some degree. The rear garden of this property is also extensive, such that there is likely to be minimal overlooking of the rear windows of the dwelling at 32 and 34 Glenwood Road. It is my opinion that the proposed layout submitted would not unacceptably affect the residential amenity of 32 or 34 Glenwood and so I cannot recommend a refusal of outline planning permission on this basis.

The proposal would have some impact on the amenities of the adjacent property at 36 Glenwood Road, although this would be very limited. The separation distances between the existing houses on Glenwood Road and the proposed dwelling are considered to be sufficient (a minimum of 35 metres) to be deemed acceptable and I am satisfied that the impact of the development on residential amenity would not be unacceptably detrimental in this regard which accords with Policy GD5.

Highways and parking

I note comments of the Highways Officer stating that there are no objections in terms of highways access and parking. Having regard for these comments I am satisfied that the proposed dwelling would not result in detriment to highway safety on the local roads.

The proposal is therefore considered to accord with the relevant policies in the adopted Local Plan and the NPPF and is therefore recommended for approval.

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8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Conditions:

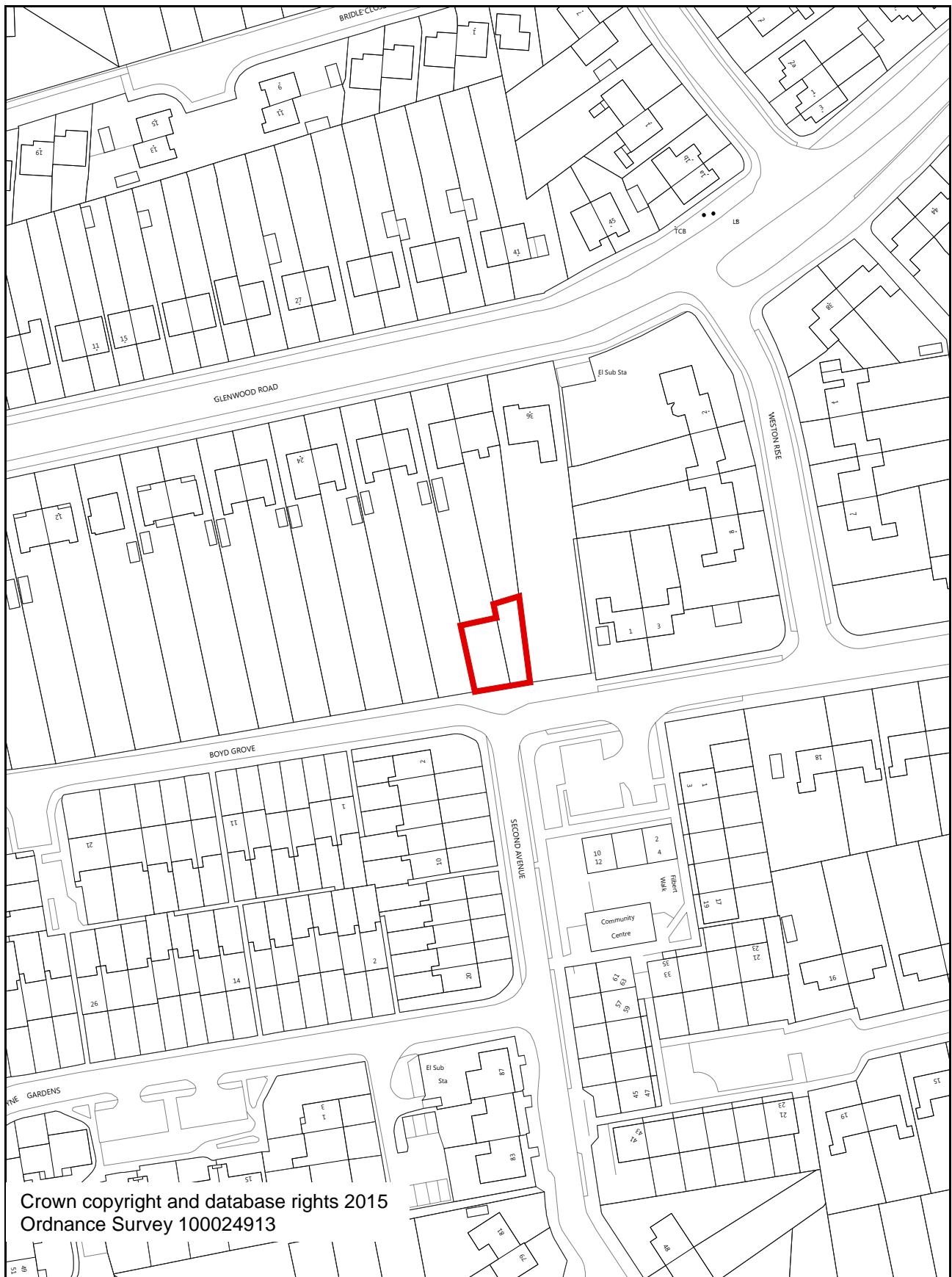
1. Standard condition 1 (outline for scale, appearance and landscaping)
2. Standard condition 2 (3 year time limit for reserved matters)
3. Standard condition 100 (approved plans)
4. Access to be surfaced in bound material.
5. Pedestrian visibility splays to be provided.
6. No part of development to be brought into use before works to extend the public footpath on Weston Rise are complete.

Reasons:

1. Standard reason E01.
2. Standard reason: E02.
3. Standard reason: E04.
4. To prevent deleterious material being deposited on the public highway.
5. Standard reason E19 (traffic safety)
6. Standard reason E19 (traffic safety)

Application timescale:

The application expired on the 15th of April 2015 and is brought before Planning Control Committee due to the receipt of 45 objection letters and a Ward Councillor objection.



Committee Report Item No: 4

Application No: DER/12/14/01690

Type: Full

1. Application Details

Address: 10 Farley Road, Derby.

Ward: Abbey

Proposal:

Demolition of dwelling and erection of replacement dwelling house

Further Details:

Web-link to application documents –

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=97535>

The application property is a detached dormer bungalow built in an Arts and Crafts style which dates from the early 20th Century. The house is of traditional brick construction with partially leaded wooden windows. Its steeply pitched gabled roof is finished with plain clay tiles and has exposed rafter eaves detail. On the property's front elevation there is an open porch area, a ground floor bay window and feature dormer windows. Whilst the property is an attractive building it is in a fairly poor state of repair. The house has a long linear garden plot which is some 60 metres in length. It is served by an existing dropped kerb located along Farley Road. To the rear of the property is a raised patio providing stepped access to a lower level garden. There is a large protected Oak tree located in the southern corner of the property's front garden which is covered by a Tree Preservation Order (T39 of TPO No: 279).

The surrounding area is residential in character and is generally comprised of two-storey detached and semi-detached houses set within mature gardens. Like the application property many of the surrounding houses also date from the early 20th century and are individually design with typical features of the era, including mock timber cladding, bay windows and timber porches, balconies and verandas. Materials of construction within the vicinity are generally red brick, together with pebble dash or painted render and clay roof tiles. Whilst there are many examples of early 20th century building along Farley Road there are also more recent additions within the streetscene including a large detached dwelling at the junction of Farley Road and Burton Road. To the north of the application site the street scene takes on a different character and is comprised of later 1980/90's additions to the area.

The application property has been the subject of a previously refused application for extensions and alterations to the dwelling (application ref: DER/12/13/01481). Permission is now sought to demolish the existing house and erect a replacement 5-bedroom dwelling on the site. The replacement dwelling would have an L-shaped footprint and compared with the existing house it would occupy a slightly different position set further back within the plot. The main roof of the proposed dwelling would be a gabled roof with a more subservient hipped roofed element containing a dormer window on the south-eastern side. A feature gable would project forward along the north-western boundary containing a garage at ground floor level. The proposed development would provide accommodation over two-storeys and would be approx. 8m in overall height.

The application is accompanied by a Bat Survey and an Arboricultural Report.

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Type: Full

2. Relevant Planning History:

DER/12/13/01481 - Extensions to dwelling house (garage, study, kitchen, sitting room, dining room, porch, 2 bedrooms, enlargement of bedroom, en-suites and balcony) – refused – 13/02/14

Reasons for refusal:

- 1) *In the opinion of the Local Planning Authority, the proposed extensions by reason of their scale, mass, design and external appearance would have a significant adverse effect on the character of the application property and the character of the surrounding area. The existing property makes a positive contribution to the streetscene along Farley Road and it is considered that the extensions fail to respect the character and distinctiveness of the property and as a result of their size and design would overwhelm the original property thus having a detrimental impact upon the building's overall appearance. Accordingly the proposal would fail to comply with saved policies GD4, E23 and H16 of the adopted City of Derby Local Plan Review.*
- 2) *In the opinion of the Local Planning Authority the proposed rear balcony would result in a loss of privacy and general amenity for the occupiers of neighbouring dwellings through overlooking of their windows and private garden areas. Accordingly the proposal is considered to be contrary to saved policies H16 and GD5 of the adopted City of Derby Local Plan Review.*
- 3) *In the opinion of the Local Planning Authority the proposed extensions as a result of its overall height, scale, siting and degree of projection along the boundary with no. 12 Farley Road would create an over dominant feature which would have a detrimental impact on the residential amenities of the occupiers of no. 12 Farley Road through loss of light and massing/overbearing impact upon their private garden area. Accordingly the proposal is considered to be contrary to saved policies GD5 and H16 of the adopted City of Derby Local Plan Review.*
- 4) *In the opinion of the Local Planning Authority insufficient information has been submitted with the application to demonstrate that the proposed development can be constructed without causing harm to the health and therefore the visual amenity value of the nearby protected Oak tree (T39 of TPO No: 279). Accordingly the proposed is considered to be contrary to saved policy E9 of the adopted City of Derby Local Plan Review.*

3. Publicity:

Neighbour Notification Letter - 19

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 17 objections have been received. The issues raised within the objection letters are summarised below:

- the proposed replacement dwelling is too large for the plot in terms of its breadth and height

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Application No: DER/12/14/01690

Type: Full

- the proposal would detract from the lines of adjacent structures and have an adverse impact on the character and appearance of the area,
- the front elevation would have an adverse effect on the neighbourhood and would not be in keeping with the properties surrounding it,
- concerns about the impact on the health and stability of the protected Oak tree which is a local landmark,
- the existing house is an architectural gem which requires refurbishment and not demolition, it adds to the architecture on Farley Road,
- the existing property is one of the best examples of mixed early 20th century architecture that we have in the City,
- the existing property on the site should be left unaltered or listed and any redevelopment should be limited to sensible, proportional extensions,
- the frontage of the existing property should remain unchanged with only minimal development rearwards permitted,
- overlooking/loss of privacy to neighbouring properties,
- effect on the living conditions of the occupiers of no. 8, with particular regard to outlook.

5. Consultations:

Highways DC:

Burton Road is located nearby and regular bus services operate along it, in addition Littleover District Shopping Centre is within walking distance of the development.

Farley Road and St Clare's Close are maintained at public expense and public highway parking restrictions already exist on Farley Road, in the form of Limited Waiting Parking Bays, (Monday to Saturday 8am to 6pm, 2 hours, No return within 1 hour) with Permit Holder exemption. No highway parking restrictions exist on St Clare's Close.

The applicant proposes to utilise the existing vehicular access from the public highway and has designed a double garage within the development. It would however appear that the internal width of the garage is a little substandard, as the minimum internal dimension for a double garage is 6.0 metres x 6.0 metres. The driveway is in excess of 6.0 metres long and there is sufficient space to park two vehicles on the driveway

The applicant has indicated refuse and recycling bin storage adjacent to the driveway, within 25 metres of the public highway which is acceptable

No objections subject to conditions relating to the drive surfacing material

Natural Environment - Trees:

The applicant has submitted an Arboricultural Survey Report and Method Statement, which provided guidance for the applicant and set out the constraints relating to the protected tree.

No further information required in relation to the protected tree beyond advice given by John Booth in his report which covers:

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Type: Full

- appropriate methods of demolition in RPA
- none dig in RPA
- use of ground protection in RPA
- use of safety barriers to protect RPA
- use of porous surfacing in RPA.

Derbyshire Wildlife Trust:

The Trust advise that the Council is in receipt of sufficient information in respect of protected species to reach a planning decision and fully supports the recommendation in section 5 of the report that, as a precautionary measure, if demolition has not commenced prior to the start of the 2015 bat season (May 2015) an emergence or dawn return survey should be carried out by a suitably licensed ecologist before any works take place, the results of which, together with mitigation, if required, should be provided to the Local Planning Authority. These measures should be secured by a planning condition attached to any consent.

6. Relevant Policies: *Saved CDLPR policies*

GD4	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
E7	Protection of Habitats
E9	Trees
E17	Landscaping
E23	Design
T4	Access, Parking and Servicing

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

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

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.

- Impact on the character and appearance of the area
- Impact on the amenity of neighbouring properties
- Impact on the health and visual amenity value of the protected oak tree

Design and Impact upon the character of the area:

The existing house is an attractive property which makes a positive contribution to the street scene and whilst its loss would be regrettable the building is not considered to be of sufficient quality to be listed, nor is it situated in a conservation area. No

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controls are therefore available to the Council to resist its demolition or to insist on its retention within a development scheme for the site. In view of this, when considering the acceptability of the proposed scheme the main focus has to be the visual impact of the replacement dwelling whether the new building would integrate satisfactorily into the existing street scene.

The proposed siting of the new dwelling has been dictated to a certain degree by the position of the protected oak tree on the site. The existing dwelling sits within the root protection area (RPA) of the tree and in order to avoid tree roots, the bulk of the proposed dwelling has been pushed further back into the site. A forward projecting gable is proposed on the north-western side of the site which falls outside of the RPA creating an L-shaped footprint. Although the protected tree has influenced the precise siting of the new dwelling, the proposed building would still respect the general building line along this side of Farley Road and is not considered to be out of keeping with the existing urban grain.

The development would clearly introduce a larger, wider property onto the site, but this does not necessarily mean the proposal is unacceptable. The existing dormer bungalow is particularly small when compared with many of its neighbours, many of which have also been extended. The submitted Street Scene drawing demonstrates that the overall ridge height of new building would be the same as the neighbouring property no. 8 Farley Road and only fractionally higher than no. 12. Whilst the proposed building would be wider than its neighbours, the additional width is comprised of a more subservient element on the south-eastern side of the house, which is set back and set down ensuring the new addition does not appear overly cramped within the street scene. The property's staggered footprint and varying roof line also help to break up the mass of the building and the scheme would still maintain some visual separation between it and neighbouring houses, albeit on a reduced scale.

Although concerns were raised about the scale and mass of the extensions proposed during the previously refused application (DER/12/13/01481) further work has been undertaken to try and address these issues. By dropping the overall ridge height of the proposed building and introducing a more subservient element on the south-eastern side of the property, the scale of the building and its overall mass have been reduced. During the course of this application the degree of forward projection on the proposed feature gable has also been decreased to reduce the prominence of this element when viewed from the south. To compensate the rear projecting gable has been increased, but this feature would well screened from public views within the locality.

In terms of its elevational treatment, whilst the proposal clearly has the appearance of a modern dwelling, the design details proposed reflect some of the architectural details found on surrounding properties, including the mock timber details on the property's gables, exposed rafter feet along the eaves and an elegant chimney stack. Proposed materials of construction are a mixture of brickwork and render, together with a red clay plain tiled roof, which again, reflects the traditional building materials found within the locality.

Overall the proposal would introduce a much larger building onto the site, but it is considered that the massing of the new dwelling is satisfactorily broken up by varied

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footprint and roof height proposed. The position of the proposed building in relation to neighbours is considered acceptable. The materials of construction and architectural details proposed provide reference to features and traditional building materials found within the locality ensuring the proposal would integrate satisfactorily into the existing street scene. In view of this it is considered that the proposal would reasonably comply with the requirements of saved policies GD4, E23 and H13 of the adopted Local Plan.

Impact upon the amenity of neighbours

The main impact would be on No's 8 and 12 Farley Road and No. 2a Cathedral View. The depth of the garden and distance to other neighbours would ensure there is no detrimental impact upon the amenity occupiers in the wider locality.

No. 8 Farley Road is located to the south-east of the application site. It has been extended along the common boundary with the application property, which would provide a buffer between the position of the new dwelling and the neighbouring property's main private amenity space. No. 8 does have windows located within its side (north) elevation facing towards the application site (including a kitchen/dining room window at ground floor level) and whilst the footprint of the proposed property would have some additional impact on outlook/light entering this window, the nearest edge of the proposed new dwelling would still sit approx. 6m from the opening. Given that the kitchen/dining room window in question is already overshadowed to a certain extent by the existing property on the site and the demolition of the existing property would actually open up the area to the south, it is considered that the proposal would be acceptable.

Again No. 12, located to the north-west, does have windows within its side elevation facing towards the application property but they are all non-habitable room windows. The largest located at first floor are obscurely glazed and clearly serve bathrooms. The submitted plans show that the two-storey elements of the extension would not intersect the 45 degree angle taken from the nearest habitable room window within the property's rear elevation. Whilst there will be some impact on No.12 in terms of general massing along its south-eastern garden boundary the height of the extension in this location has been reduced during the course of the application and is now considered to be acceptable. It should be noted that No. 12's garden area extend around to the northern side of the house and this area would remain unaffected by the proposal.

The dwelling would not introduce windows which directly face towards the neighbours garden area and where upper storey side facing windows are located close to neighbouring boundaries they serve only bathroom/en-suite areas and can be conditioned to remain obscurely glazed. Whilst there will be some impact upon No. 2a Cathedral View (located to the north) in terms of overlooking, views from the proposed upper storey window would only be available at an oblique angle and would not face directly towards the neighbour.

Overall, it is considered that the proposal would have some impact on neighbouring properties, but for the reasons given above this impact is not considered to be significant and, therefore, policies GD4, E23 and H13 would be reasonably complied with in terms of the impact of the proposal on neighbour amenity.

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Impact upon the Protected Oak Tree:

The protected oak tree is a mature attractive tree which contributes positively to the street scene. It has been categorised as a category B tree within the submitted Arboricultural Report, which also contains supporting information providing details of tree protection measures and construction techniques to prevent damage to tree routes.

No objections have been raised by the Natural Environment Team and, subject to conditions, it is considered that the existing building on the site can be demolished and the proposed development completed without causing harm to the health or amenity value of the oak tree. The proposal would comply with saved Local Plan policy E9.

Other Issues:

Based on Derbyshire Wildlife Trust's comments it is considered that the proposed development would not have a detrimental impact upon protected species. The recommendation for a further emergence survey/dawn survey have been noted and the provision for further survey work can be controlled through condition in line with saved policy E7.

The proposal would provide sufficient off-street parking to serve the proposed dwelling and no objections are raised by the Highways Officer on the grounds of highway safety. The proposal would therefore comply with the requirements of saved policy T4 in this respect.

Conclusion:

On balance, it is considered that the proposal would be acceptable in terms of its impact upon the character and appearance of the street scene and neighbour amenity. Moreover the proposal is deemed to be acceptable in terms of its impact upon the health of the nearby protected oak tree, parking and highway safety. In view of this it is recommended that planning permission is granted.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Conditions:

1. Standard 3 year time limit
2. Standard approved plans reference condition
Drawing No: 14/391/E01 rev: A (site location plan/block plan)
Drawing No: 14/391/P01 rev: A (proposed block plan/elevations/floor plans)
3. Condition controlling external materials of construction
4. Condition controlling details of boundary treatment
5. Condition controlling details of surfacing materials and surface water drainage for the driveway.
6. Condition requiring the submission/approval of a landscaping scheme
7. Condition requiring the implementation of the approved landscaping scheme
8. Condition controlling the implementation of tree protection measures

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9. Condition controlling surfacing materials/construction measures within the RPA of the protected oak tree.
10. Condition requiring an updated bat emergency survey report if demolition is not carried out prior to the next bat season
11. Condition controlling the use of obscure glazing on side facing windows

Reasons:

1. Standard reason for time limit
2. For the avoidance of doubt
3. To preserve the character and appearance of the area in accordance with saved Policies GD4 and E23 of the City of Derby Local Plan Review
4. To preserve the character and appearance of the area in accordance with saved Policies GD4 and E23 of the City of Derby Local Plan Review
5. To ensure the provision of satisfactory drainage arrangements in the interests of highway safety in accordance with saved policy T4 of the City of Derby Local Plan Review.
6. To safeguard and enhance the visual amenities of the area and in accordance with saved policy E17 of the adopted City of Derby Local Plan Review.
7. To safeguard and enhance the visual amenities of the area and in accordance with saved policy E17 of the adopted City of Derby Local Plan Review.
8. To safeguard the long term retention of the protected oak tree in accordance with saved policy E9 of the adopted City of Derby Local Plan Review.
9. To safeguard the long term retention of the protected oak tree in accordance with saved policy E9 of the adopted City of Derby Local Plan Review.
10. To ensure that the development does not have an adverse impact upon wildlife species protected by law in accordance with saved policy E7 of the adopted City of Derby Local Plan Review
11. To protect the amenity of neighbours in accordance with saved policy GD5 of the adopted City of Derby Local Plan Review

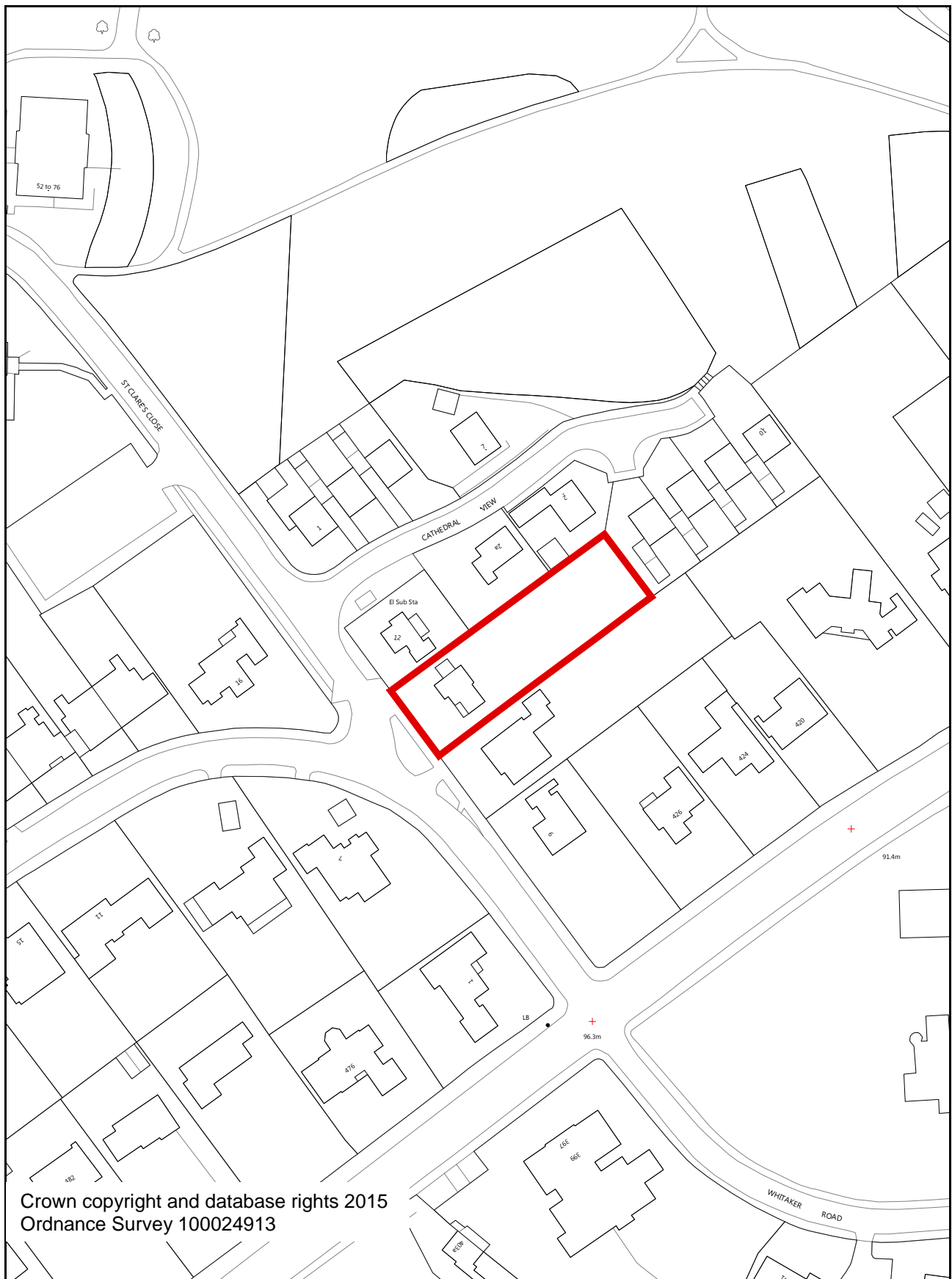
Application timescale:

The target 8 week timescale for determination of this application expired on 11/03/15.

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Type: Full



Derby City Council

Delegated decisions made between 01/04/2015 and 30/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/14/00820/PRI	Full Planning Permission	73 Portland Street and 112 Rutland Street, Derby	Change of use of 73 Portland Street from retail/residential (Use Classes A1 and C3) to teaching centre (Use Class D1), two storey rear extension to 73 Portland Street and 112 Rutland Street (meeting rooms and kitchen) and alterations to elevations	Refuse Planning Permission	17/04/2015
10/14/01381/PRI	Certificate of Lawfulness Existing Use	99 Shardlow Road, Alvaston, Derby, DE24 0JR	Lawful use of building as care home (Use Class C2)	Granted	16/04/2015
10/14/01404/PRI	Full Planning Permission	6 Wharfedale Close, Allestree, Derby, DE22 2UQ	First floor extension to dwelling house (bedroom, dressing room and en-suite)	Granted Conditionally	21/04/2015
11/14/01617/PRI	Full Planning Permission	41 The Chase, Sinfin, Derby, DE24 9PD	Two storey side extension (enlarged kitchen/diner, family area, w/c, garage, bedroom and en-suite)	Granted Conditionally	22/04/2015
12/14/01620/PRI	Full Planning Permission	241 Uttoxeter New Road, Derby, DE22 3LJ	Two storey and single storey side and rear extensions to dwelling house (kitchen, dining room, shower room, study, 2 bedrooms, and shower room) and enlargement of detached garage	Refuse Planning Permission	10/04/2015
12/14/01629/PRI	Full Planning Permission	Land at the side of 1 Windley Crescent, Darley Abbey, Derby, DE22 1BZ	Erection of dwelling house	Granted Conditionally	09/04/2015
12/14/01651/PRI	Works to Trees under TPO	30 Porters Lane, Oakwood, Derby, DE21 4FZ	Crown lift to Oak Tree (T1) to give 2-3m clearance and crown thin by 20%. Crown Reduction to Ash Tree (T3) to give 3-4m of clearance of the house. Crown reduction of Oak tree (T4) to give 2-3m clearance of the house and remove dead wood of Ash Tree (T6). Protected by Tree Preservation Order No. 124	Granted Conditionally	22/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
12/14/01652/PRI	Works to Trees under TPO	28 Porters Lane, Oakwood, Derby, DE21 4FZ	Felling of Horse Chestnut tree, Removal of 5 branches of Ash Tree and crown thinning of Oak, Sycamore, Horse Chestnut and Field Maple Trees by 20%. All trees protected by Tree Preservation Order No. 124	Granted Conditionally	22/04/2015
12/14/01656/PRI	Full Planning Permission	24 Shaftesbury Street South, Derby, DE23 8YH	Extension to factory and alterations to car parking layout	Granted Conditionally	10/04/2015
12/14/01680/PRI	Full Planning Permission	44a Moor End, Spondon, Derby, DE21 7ED	Single storey front extension to dwelling house (porch)	Granted Conditionally	07/04/2015
12/14/01702/PRI	Full Planning Permission	Land north east of Gate Keepers Cottage, Mickleover Manor, Mickleover, Derby	Erection of kiosk to support existing sewage pumping station	Granted Conditionally	22/04/2015
12/14/01704/PRI	Variation/Waive of condition(s)	Site of 4 Orchard Street / adjacent land and buildings between 16 and St. Helen's Court, St. Helens Street, Derby	Erection of 182 apartments - Variation of condition 16 of previously approved permission Code No. DER/08/07/01560/PRI to amend the previously approved plans in respect of site B	Granted Conditionally	02/04/2015
12/14/01731/PRI	Full Planning Permission	Long Mill & West Mill, Darley Abbey Mills, Darley Abbey, Derby, DE22	Erection of 1.87m high freestanding timber fence with 2 gates	Granted Conditionally	16/04/2015
12/14/01744/PRI	Full Planning Permission	4 Baverstock Close, Chellaston, Derby, DE73 1ST	First floor and single storey rear extensions to dwelling (kitchen, dining room, 3 bedrooms, en-suite, bathroom, study and dressing room) and erection of detached garage	Granted Conditionally	07/04/2015
01/15/00001/PRI	Full Planning Permission	Asterdale Primary School, Borrowash Road, Spondon, Derby, DE21 7PH	Erection of single-storey primary school building, and demolition of single storey school buildings	Granted Conditionally	15/04/2015
01/15/00008/PRI	Works to Trees under TPO	41 South Avenue, Chellaston, Derby, DE73 1RS	Pollarding of Sycamore Tree protected by Tree Preservation Order No. 74	Refuse Planning Permission	09/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
	Pre-Application	Chellaston School, Swarkestone Road, Chellaston, Derby, DE73 1UA	This is not a Planning Application: Proposed maths block/ Refectory with future third storey. To include associated car parking and demolition of existing maths block.		07/04/2015
01/15/00012/PRI	Full Planning Permission	Parkside Farm, Bridle Gate Lane, Alvaston, Derby, DE24 0QW	Two storey rear extension to dwelling house (family room, kitchen and bedroom) and erection of detached two storey outbuilding (garage, gym, store and leisure room)	Granted Conditionally	24/04/2015
01/15/00023/PRI	Certificate of Lawfulness Existing Use	Unit 3, 102 Nottingham Road, Spondon, Derby, DE21 7NP	Lawful use for car repairs and servicing and as a MOT centre.	Granted	17/04/2015
01/15/00056/PRI	Works to Trees under TPO	43 Curzon Lane, Alvaston, Derby, DE24 8QS	Felling of Ash Tree Protected by Tree Preservation Order No. 409	Granted Conditionally	22/04/2015
01/15/00058/PRI	Full Planning Permission	93-95 St. Peters Street, Derby, DE1 2AT (Santander)	Installation of new entrance doors	Granted Conditionally	10/04/2015
01/15/00070/PRI	Works to Trees under TPO	All Saints Church, Etwall Road, Mickleover, Derby	Felling of Atlantic Cedar Tree protected by Tree Protection Order No. 237	Refuse Planning Permission	16/04/2015
01/15/00077/PRI	Works to Trees under TPO	4 Lavender Row, Darley Abbey, Derby, DE22 1DF	Pollarding of Willow Tree protected by Tree Preservation Order No 398	Refuse Planning Permission	17/04/2015
01/15/00082/PRI	Works to Trees under TPO	Allestree Park, Allestree, Derby (rear of 20 and 22 Park Lane, Allestree, Derby)	Crown lifting to 6.5m and crown thinning by 30% of 2 Oak trees protected by Tree Preservation Order No 235	Granted Conditionally	23/04/2015
01/15/00083/PRI	Works to Trees under TPO	Allestree Park, Allestree, Derby, DE22 2EU (rear of 22 Park Lane, Allestree Derby)	Crown lifting to 6.75m and crown thinning by 20% of Oak tree A and crown lifting to 4m and crown thinning by 10% of Oak tree B both protected by Tree Preservation Order No. 235	Granted Conditionally	23/04/2015
01/15/00084/PRI	Full Planning Permission	Former Ashfield House Veterinary Surgery, 5 Hall Dyke, Spondon, Derby, DE21 7LF	Demolition of surgery and erection of dwelling house and garage	Granted Conditionally	01/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/15/00087/PRI	Full Planning Permission	9 Briarwood Way, Littleover, Derby, DE23 7TA	Single storey extensions to dwelling (office, utility room, w.c., garage, kitchen, bedroom, en-suite, walk-in wardrobe, front bay window and enlargement of two bedrooms)	Granted Conditionally	09/04/2015
01/15/00094/PRI	Full Planning Permission	68 Valley Road, Littleover, Derby, DE23 6HS	Formation of rooms in roof space (bedroom and en-suite) together with installation of window and 2 velux windows to the side elevations	Granted Conditionally	09/04/2015
01/15/00096/PRI	Full Planning Permission	245 St. Thomas Road, Derby, DE23 8RJ	First floor rear extension to dwelling house (bathroom) and formation of rooms in the roof space including installation of rear dormer and window to the side elevation (two bedrooms and bathroom)	Granted Conditionally	03/04/2015
01/15/00097/PRI	Full Planning Permission	Unit 4E, Sinfin Central Business Park, Sinfin Lane, Derby, DE24 9HL	Change of use from storage and distribution (Use Class B8) to vehicle service centre (Use Class B2) and MOT testing station (sui generis use)	Granted Conditionally	03/04/2015
01/15/00103/PRI	Full Planning Permission	Trent House, RTC Business Park, London Road, Derby, DE24 8UP	Partial demolition of link corridor and installation of lift and replacement link corridor, windows and erection of covered walkway - amendments to previously approved planning permission Code No. DER/06/14/00815/PRI to include the installation of cladding, removal of a door opening and installation of a canopy	Granted Conditionally	03/04/2015
01/15/00110/PRI	Works to Trees under TPO	8 Potter Street, Spondon, Derby, DE21 7LH	Removal of three lower branches to Pine Tree protected by Tree Preservation Order No. 478	Granted Conditionally	17/04/2015
01/15/00126/PRI	Full Application - Article 4	1 Kirk Street, Derby, DE1 3SB	Retention of replacement windows	Refuse Planning Permission	07/04/2015
01/15/00132/PRI	Full Planning Permission	41 Sandringham Drive, Spondon, Derby, DE21 7QP	Two storey side extension to dwelling house (kitchen/diner, bedroom and en-suite)	Granted Conditionally	03/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/15/00133/PRI	Certificate of Lawfulness Proposed Use	26 Melton Avenue, Littleover, Derby, DE23 7FY	Conversion of a hipped roof to gable and installation of a rear dormer	Granted	01/04/2015
02/15/00134/PRI	Full Planning Permission	5 Bramblewick Drive, Littleover, Derby, DE23 7YG	Two storey side and front extensions to dwelling house (sitting room, 3 bedrooms and 2 shower rooms)	Granted Conditionally	09/04/2015
02/15/00140/PRI	Full Planning Permission	322 Normanton Road, Derby, DE23 6WE	Change of use from travel agency (Use Class A2) to restaurant (Use Class A3) and alterations to shop front	Granted Conditionally	14/04/2015
02/15/00141/PRI	Advertisement consent	322 Normanton Road, Derby, DE23 6WE	Display of internally illuminated projecting and fascia signs	Granted Conditionally	24/04/2015
02/15/00146/PRI	Full Planning Permission	Land at the side of 34 Avalon Drive, Chellaston, Derby, DE73 5AP	Erection of dwelling house	Granted Conditionally	01/04/2015
02/15/00148/PRI	Advertisement consent	497-499 Nottingham Road, Derby, DE21 6NA	Retention of non illuminated ATM surround	Granted Conditionally	02/04/2015
02/15/00149/PRI	Full Planning Permission	19 Ashover Road, Allestree, Derby, DE22 2PZ	Single storey side extension to dwelling house (utility room, shower room, store and enlargement of kitchen)	Granted Conditionally	07/04/2015
02/15/00152/PRI	Works to Trees under TPO	Friary Hotel, Friar Gate, Derby, DE1 1FG	Cut back branches of London Plane tree by up to 3m to give clearance of the adjacent building. Protected by Tree Preservation Order No.197	Granted Conditionally	07/04/2015
02/15/00153/	Full Planning Permission	248B Uttoxeter New Road, Derby, DE22 3LL	Change of use from retail (use class A1) to hot food takeaway (use class A5)	Refuse Planning Permission	07/04/2015
02/15/00156/PRI	Non-material amendment	Land adjacent 32 Peel Street, Derby, DE22 3GH	Erection of 2 dwelling houses -non material amendment to previously approved planning permission DER/12/13/01490 to provide shared pedestrian access to side of Plot 2	Granted	16/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/15/00159/PRI	Works to Trees under TPO	31 Mansfield Street, Derby, DE1 3RJ	Felling of Hornbeam and removal of deadwood to an additional Hornbeam protected by Tree Preservation Order No. 135	Granted Conditionally	17/04/2015
02/15/00161/PRI	Works to Trees under TPO	Village Primary School, 155 Village Street, Derby, DE23 8DN	Reduction of Lime tree by 7-8m protected by Tree Preservation Order No. 395	Granted Conditionally	22/04/2015
02/15/00168/PRI	Works to Trees under TPO	Lansdown, The Close, Derby, DE22	Crown lift to 4.5 metres and reduction of branches by 1 metre of Sycamore tree protected By Tree Preservation Order No.418	Granted Conditionally	17/04/2015
02/15/00172/DC5	Prior Approval - Telecommunications	Land at front of Castle and Falcon PH, East Street, Derby DE1 2AU	Erection of replacement payphone kiosk	Prior Approval Not required	17/04/2015
02/15/00174/DC5	Prior Approval - Telecommunications	Land at The Spot, London Road, Derby DE1 2NQ	Erection of replacement payphone kiosk	Prior Approval Refused	07/04/2015
02/15/00176/	Prior Approval - Telecommunications	Land adjacent St Peter's Way, junction with St. Peters Street, Derby, DE1 2PL	Erection of replacement payphone kiosk	Prior Approval Approved	08/04/2015
02/15/00178/DC5	Prior Approval - Telecommunications	Land adjacent Crown Walk entrance to Intu, East Street, Derby, DE1 2BL	Erection of replacement payphone kiosk	Prior Approval Refused	07/04/2015
02/15/00182/PRI	Full Planning Permission	29 Mickleover Manor, Mickleover, Derby, DE3 5SH	Single storey rear extension to dwelling house (lounge and dining room)	Granted Conditionally	03/04/2015
02/15/00183/PRI	Full Planning Permission	62 Sandown Avenue, Mickleover, Derby, DE3 5QQ	Single storey rear extension to dwelling house (enlargement of conservatory)	Granted Conditionally	07/04/2015
02/15/00189/PRI	Certificate of Lawfulness Proposed Use	8 Rydal Close, Allestree, Derby, DE22 2SL	Installation of rear dormer and three roof lights to the front elevation	Granted	21/04/2015
02/15/00193/PRI	Full Planning Permission	18 Astorville Park Road, Chellaston, Derby, DE73 1XW	First floor side extension to dwelling house (bedroom, dressing room and en-suite)	Granted Conditionally	07/04/2015
02/15/00196/PRI	Works to Trees under TPO	100 Chain Lane, Littleover, Derby, DE23 7EB	Felling of 14 Poplar Trees and 1 Sycamore protected by Tree Preservation Order No. 322	Refuse Planning Permission	17/04/2015
02/15/00200/PRI	Local Council own development Reg 3	57 Mayfield Road, Chaddesden, Derby, DE21 6FX	Single storey rear extension to dwelling house (lobby/utility area, bedroom and shower room)	Granted Conditionally	10/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/15/00202/PRI	Certificate of Lawfulness Proposed Use	17 Whitstable Close, Derby, DE23 7WJ	Single storey side extension to dwelling (enlargement of kitchen/diner)	Granted	09/04/2015
02/15/00204/PRI	Full Planning Permission	22 Uttoxeter Road, Mickleover, Derby, DE3 5DA (Nationwide Building Society)	Installation of ATM	Granted Conditionally	07/04/2015
02/15/00207/PRI	Full Planning Permission	Land to the rear of 82 Blagreaves Lane, Littleover, Derby, DE23 7FP (access from Briarwood Way)	Erection of dwelling - amendments to previously approved planning permission Code No. DER/07/14/00920/PRI	Granted Conditionally	24/04/2015
02/15/00208/PRI	Full Planning Permission	74 Reginald Road South, Chaddesden, Derby, DE21 6NF	Erection of single storey rear extension to dwelling (enlargement of kitchen)	Granted Conditionally	13/04/2015
02/15/00209/PRI	Full Planning Permission	49 Willson Road, Littleover, Derby, DE23 1BY	Two storey and single storey rear extension to dwelling house (bedroom and enlargement of kitchen and lounge)	Granted Conditionally	14/04/2015
02/15/00212/PRI	Full Planning Permission	42 Colwyn Avenue, Derby, DE23 6HG	Two storey side and rear extensions to dwelling house (store, utility, shower room, en-suite and enlargement of kitchen and two bedrooms) and installation of rear dormer	Granted Conditionally	22/04/2015
02/15/00215/PRI	Certificate of Lawfulness Proposed Use	23 Hollies Road, Allestree, Derby, DE22 2HX	Installation of two dormers in the side and rear elevations	Granted	30/04/2015
02/15/00221/PRI	Full Planning Permission	Land at side of 17 Cambridge Street, Spondon, Derby, DE21 7PZ	Erection of two dwelling houses	Granted Conditionally	09/04/2015
02/15/00223/PRI	Advertisement consent	Toby Carvery, Nottingham Road, Chaddesden, Derby, DE21 6LZ	Display of various signage	Granted Conditionally	09/04/2015
02/15/00224/PRI	Full Planning Permission	40 Westgreen Avenue, Allenton, Derby, DE24 9AQ	Single storey rear extension to dwelling house (playroom)	Granted Conditionally	14/04/2015
02/15/00225/PRI	Works to Trees in a Conservation Area	Land to the rear of cottages, Mileash lane, Darley Abbey, Derby	Felling of a Goat Willow and two Ash Trees and crown lifting of Ash Tree to give 5.2m clearance in the Darley Abbey Conservation Area	Raise No Objection	17/04/2015
02/15/00232/PRI	Full Planning Permission	Land at Bombardier Transportation, Litchurch Lane, Derby, DE24	Extension to substation	Granted Conditionally	14/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/15/00237/PRI	Works to Trees under TPO	102 Chain Lane, Littleover, Derby, DE23 7EB	Felling of Holly tree protected by Tree Preservation Order 322	Granted	14/04/2015
02/15/00239/PRI	Advertisement consent	609 London Road, Derby, DE24 8UQ (Spice of Life)	Retention of display of internally illuminated illuminated fascia sign	Granted Conditionally	15/04/2015
02/15/00240/PRI	Works to Trees under TPO	13 Primrose Close, Oakwood, Derby, DE21 2NY	Deadwooding and cutting back of branches overhanging drive by 1.5m of Oak tree protected by Tree Preservation Order No 31	Granted Conditionally	22/04/2015
02/15/00243/PRI	Advertisement consent	Virgin Active, Nottingham Road, Derby, DE21 6DA	Display of internally illuminated fascia sign	Granted Conditionally	15/04/2015
02/15/00244/PRI	Works to Trees under TPO	92 Belper Road, Derby, DE1 3EQ	Various works to trees protected by Tree Preservation Order No's 457 & 501	Granted Conditionally	17/04/2015
02/15/00248/PRI	Certificate of Lawfulness Proposed Use	110 Carsington Crescent, Allestree, Derby, DE22 2QX	Erection of detached outbuilding.	Refuse Planning Permission	28/04/2015
02/15/00250/PRI	Full Planning Permission	118 Ashbourne Road, Derby, DE22 3AG	Change of use from retail (use class A1) to hot food take away (use class A5)	Refuse Planning Permission	24/04/2015
02/15/00251/PRI	Full Planning Permission	Unit 1, Stoney Cross Industrial Estate, Station Road, Spondon, Derby, DE21 7RX	Change of use from workshop/offices (use class B8/B1) to martial arts academy (use class D2)	Granted Conditionally	29/04/2015
02/15/00257/PRI	Certificate of Lawfulness Proposed Use	67 Hillsway, Littleover, Derby, DE23 7DW	Single storey rear extension to dwelling house (enlargement of kitchen/diner) and installation of side and rear dormers	Granted	22/04/2015
02/15/00262/PRI	Demolition-Prior Notification	5 Whiston Street, Derby, DE23 8GL	Demolition of building	Raise No Objection	09/04/2015
02/15/00266/PRI	Advertisement consent	Heron Foods, Wiltshire Road, Derby, DE21 6EZ	Display of three internally illuminated fascia signs	Refuse Planning Permission	21/04/2015
02/15/00267/PRI	Works to Trees under TPO	4A Baslow Drive, Allestree, Derby, DE22 1JF	Crown reduction of height by 4 metres and sides by 2.5m of Lime tree protected by Tree Preservation Order No. 236 and 288	Granted Conditionally	21/04/2015
02/15/00268/PRI	Works to Trees under TPO	548 Duffield Road, Allestree, Derby, DE22 2ER	Crown reduction of Beech Tree by 4 metres and felling of a Conifer protected by Tree Preservation Order No. 350	Granted Conditionally	30/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/15/00269/PRI	Works to Trees under TPO	33 Church Lane, Darley Abbey, Derby, DE22 1EX	Crown thin by 20%, crown raise to 5m and reduce branch extension by 2m of Lime tree protected by Tree Preservation Order No. 525	Granted Conditionally	21/04/2015
02/15/00270/PRI	Certificate of Lawfulness Proposed Use	42 Hamilton Road, Derby, DE23 6RT	Conversion of hipped roof to gable and installation of a rear dormer	Granted	21/04/2015
02/15/00272/PRI	Full Planning Permission	171 Stenson Road, Derby, DE23 7JN	Two storey side extension to dwelling house (kitchen, family room, two bedrooms and bathroom) and formation of vehicular access to Stenson Road	Granted Conditionally	22/04/2015
02/15/00273/PRI	Full Planning Permission	32 Harrington Street, Pear Tree, Derby, DE23 8PG	Single storey rear extension to dwelling house (kitchen and bathroom)	Granted Conditionally	08/04/2015
02/15/00277/PRI	Full Planning Permission	5 Wretham Close, Mickleover, Derby, DE3 5UA	Single storey side extension to dwelling house (w.c. and enlargement of kitchen)	Granted Conditionally	08/04/2015
02/15/00278/PRI	Works to Trees under TPO	Allestree Park, Allestree, Derby (rear of Walnut Cottage, 8 Cornhill, Allestree, Derby)	Felling of Ash Tree protected by Tree Preservation Order No. 235	Granted Conditionally	23/04/2015
03/15/00281/PRI	Works to Trees under TPO	29 Chaddesden Lane, Chaddesden, Derby, DE21 6LQ	Felling of Lime Tree protected by Tree Preservation Order No. 23	Refuse Planning Permission	22/04/2015
03/15/00282/PRI	Full Planning Permission	1 Station Road, Mickleover, Derby, DE3 5GH	Change of use from residential (Use class C3) to Dental Surgery (Use class D1) and re-siting of vehicular access	Granted Conditionally	29/04/2015
03/15/00284/PRI	Full Planning Permission	34 Stewart Close, Spondon, Derby, DE21 7FB	Installation of dormers to the front and rear elevations	Granted Conditionally	09/04/2015
03/15/00286/PRI	Works to Trees under TPO	9 Chaffinch Close, Spondon, Derby, DE21 7TA	Crown reduction by 2.5 metres and crown lift to 3 metres of Oak Tree protected by Tree Preservation Order No. 138	Granted Conditionally	21/04/2015
03/15/00287/PRI	Full Planning Permission	30 Hall Dyke, Spondon, Derby, DE21 7LF	Single storey rear extension to dwelling (enlargement of lounge and kitchen)	Granted Conditionally	22/04/2015
03/15/00289/PRI	Prior Approval - Householder	18 Norfolk Street, Derby, DE23 8FW	Single storey rear extensions (projecting beyond the rear wall of the original house by between 3.9m and 4.5m, maximum height 3.8m, height to eaves 2.5m) to dwelling house	Prior Approval Approved	17/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00290/PRI	Works to Trees under TPO	4 Lavender Row, Darley Abbey, Derby, DE22 1DF	Crown reduction by 4-5 metres and reduction of branches by 3m to Weeping Willow Tree protected by Tree Preservation Order No. 398	Granted Conditionally	22/04/2015
03/15/00291/PRI	Works to Trees in a Conservation Area	4 Lavender Row, Darley Abbey, Derby, DE22 1DF	Felling of four Silver Birch trees, crown reduction by 2-3m of Cherry tree and 2m reduction of two Apple trees within the Darley Abbey Conservation Area	Raise No Objection	09/04/2015
03/15/00292/PRI	Full Planning Permission	21 Overdale Road, Derby, DE23 6AU	Single storey side and rear extensions to dwelling house (kitchen/dining room)	Granted Conditionally	08/04/2015
03/15/00294/PRI	Works to Trees under TPO	Markeaton Hall Lodge, Markeaton Lane, Derby, DE22 4NH	Crown reduction by 1 metre of Yew Tree protected by Tree Preservation Order No. 444	Granted Conditionally	29/04/2015
03/15/00295/PRI	Certificate of Lawfulness Proposed Use	180 Allestree Lane, Derby, DE22 2JX	Single storey rear extension to dwelling house	Granted	30/04/2015
03/15/00297/PRI	Advertisement consent	40 Nottingham Road, Spondon, Derby, DE21 7NL	Display of internally illuminated fascia sign	Granted Conditionally	30/04/2015
03/15/00300/PRI	Full Planning Permission	17 Park Lane, Littleover, Derby, DE23 6FX	Single storey extension to dwelling house (w.c, porch and enlargement of kitchen)	Granted Conditionally	09/04/2015
03/15/00301/PRI	Full Planning Permission	114 Sinfin Avenue, Shelton Lock, Derby, DE24 9EZ	Single storey side & rear extensions to dwelling house (living area and store)	Granted Conditionally	29/04/2015
03/15/00305/PRI	Full Planning Permission	16 Derwent Rise, Spondon, Derby, DE21 7PB	Erection of two storey side and single storey rear extension to dwelling house (study, dining room, family room, bedroom and enlargement of bathroom)	Granted Conditionally	15/04/2015
03/15/00308/PRI	Full Planning Permission	6 Broughton Avenue, Derby, DE23 6JA	Single storey rear extension to dwelling house (sun room) and installation of decking	Granted Conditionally	09/04/2015
03/15/00322/PRI	Full Planning Permission	1 Burnside Drive, Spondon, Derby, DE21 7QR	Two storey side extension to dwelling house (garage, utility room, bedroom, en-suite and enlargement of bedroom)	Refuse Planning Permission	21/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00324/PRI	Full Planning Permission	15 Drury Avenue, Spondon, Derby, DE21 7GA	Single storey front and rear and two storey side extensions to dwelling house (lobby, garage, utility, shower room/w.c, bedroom, en-suite and enlargement of kitchen)	Granted Conditionally	15/04/2015
03/15/00326/PRI	Full Planning Permission	36 Vicarage Road, Mickleover, Derby, DE3 5EB	Single storey side extension to dwelling house (porch) and erection of detached double garage	Granted Conditionally	07/04/2015
03/15/00328/PRI	Outline Planning Permission	Land at side of 273 St. Thomas Road, Derby, DE23 8RL	Residential development (one dwelling)	Granted Conditionally	15/04/2015
03/15/00329/PRI	Works to Trees under TPO	87 Morley Road, Chaddesden, Derby, DE21 4QX	Felling of Willow tree protected by Tree Preservation Order No. 446	Granted Conditionally	22/04/2015
03/15/00330/PRI	Works to Trees under TPO	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby, DE23 7BH	Removal of deadwood of Oak Tree and reduction of Ash tree to 6m stump height protected by Tree Preservation Order No. 78	Granted Conditionally	22/04/2015
03/15/00337/PRI	Full Planning Permission	49 Catterick Drive, Mickleover, Derby, DE3 5TY	Two storey side and first floor front extensions to dwelling house (w.c., bedroom and enlargement of kitchen and bedroom) and alterations to porch roof	Refuse Planning Permission	07/04/2015
03/15/00338/PRI	Full Planning Permission	80 St. Albans Road, Derby, DE22 3JP	Single storey rear extension to dwelling house (garden room and enlargement of dining room)	Granted Conditionally	07/04/2015
03/15/00339/PRI	Advertisement consent	Bowling Alley, Foresters Leisure Park, Sinfin Lane, Derby, DE23 8AG	Display of an internally illuminated fascia sign and two internally illuminated wall signs	Granted Conditionally	29/04/2015
03/15/00341/PRI	Local Council own development Reg 3	29-33 Nightingale Road, Derby, DE24 8BG	Change of use from retail (Use Class A1) to five apartments (Use Class C3) including alterations to the front and rear elevations - variation of condition 1 of previously approved permission DER/06/14/00747 to amend the approved plans	Granted Conditionally	29/04/2015
03/15/00345/PRI	Works to Trees in a Conservation Area	Trees at front Hawthorn Court, 27 Kedleston Road, Derby, DE22 1FY	Various works to trees within the Strutts Park Conservation Area	Raise No Objection	17/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00346/PRI	Prior Approval - Householder	7 Stratford Road, Derby, DE21 4DP	Single storey rear extension (projecting beyond the rear wall of the original house by 3m, maximum height 3.5m, height to eaves 2.5m) to dwelling house	Prior Approval Not required	09/04/2015
03/15/00351/PRI	Prior Approval - Householder	12 Dukeries Lane, Oakwood, Derby, DE21 2HB	Single storey rear extension (projecting beyond the rear wall of the original house by 4.45m, maximum height 3.3m, height to eaves 2.3m) to dwelling house	Prior Approval Approved	21/04/2015
03/15/00356/PRI	Prior Approval - Householder	30 Grange Avenue, Derby, DE23 8DG	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.6m, height to eaves 3m) to dwelling house	Prior Approval Not required	09/04/2015
03/15/00363/PRI	Non-material amendment	Land at side of 32 Peel Street, Derby, DE22 3GH	Erection of 2 dwelling houses - Non material amendment to previously approved planning permission Code No. DER/12/13/01490 to remove chimneys	Granted	16/04/2015
03/15/00365/PRI	Non-material amendment	University of Derby, Kedleston Road, Derby, DE22 1GB	Erection of sports centre - Non material amendment to previously approved planning permission Code No.'s DER/09/13/01137 and DER/ 07/14/00928 to amend elevations and roof plan to include photo voltaic arrays to main roof and relocation of area of sedum roof	Granted	29/04/2015
03/15/00378/PRI	Prior Approval - Householder	122 St. Albans Road, Derby, DE22 3JP	Single storey rear extension (projecting beyond the rear wall of the original house by 3.49m, maximum height 3.77m, height to eaves 2.78m) to dwelling house	Prior Approval Not required	10/04/2015
03/15/00384/PRI	Works to Trees in a Conservation Area	Nicholas Mews, 11 North Street, Derby, DE1 3FW	Felling of Birch and Pear tree within Strutts Park Conservation Area	Raise No Objection	22/04/2015
03/15/00390/PRI	Works to Trees under TPO	29 Stonehill Road, Derby, DE23 6TJ	Crown reduction by 1.5m on 2 Lime trees protected by Tree Preservation Order No. 103	Granted Conditionally	30/04/2015
03/15/00409/PRI	Works to Trees under TPO	St. Philomenas Convent, 312 Highfields Park Drive, Derby, DE22 1JX	Various works to trees protected by Tree Preservation Order No. 308	Granted Conditionally	30/04/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00411/PRI	Works to Trees under TPO	457 Burton Road, Derby, DE23 6XX (The Grange Banqueting Suite)	Various works to trees protected by Tree Preservation Order No. 37 & 187	Granted Conditionally	30/04/2015
03/15/00413/PRI	Prior Approval - Householder	157 Warwick Avenue, Derby, DE23 6HJ	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 2.7m) to dwelling house	Prior Approval Not required	21/04/2015
03/15/00436/PRI	Advertisement consent	Former Chesapeake Community Centre, Chesapeake Road, Chaddesden, Derby, DE21 6RD	Display of non-illuminated wall sign	Invalid - Finally Disposed of	01/04/2015
04/15/00442/PRI	Prior Approval - Householder	38 Blagreaves Avenue, Littleover, Derby, DE23 7NS	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.74m, height to eaves 2.5m) to dwelling house	Prior Approval Approved	22/04/2015
04/15/00447/PRI	Full Planning Permission	6 Chester Avenue, Allestree, Derby, DE22 2FE	Two storey and single storey side extension and single storey rear extension to dwelling house (cloak room, enlargement of living room and kitchen, utility room, sitting room, bedroom and en-suite)	Granted Conditionally	29/04/2015
04/15/00463/	Works to Trees in a Conservation Area	20 Kings Croft, Allestree, Derby, DE22 2FN	Crown lift to 3m of Cedar tree and felling of Holly tree within the Allestree Conservation Area	Raise No Objection	27/04/2015