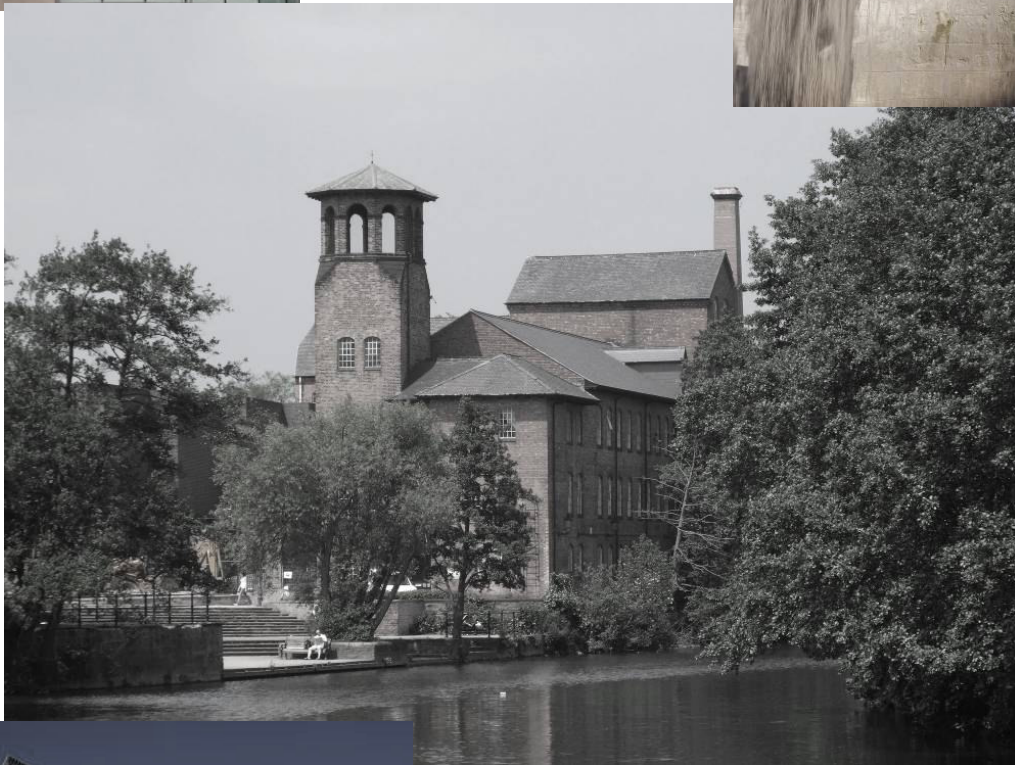


# Item 11

Derby City Council  
Planning Control Committee  
2<sup>nd</sup> September 2010



Development Control Report Of  
The Director of Planning and Transportation

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**Planning Control Committee 02 September 2010**

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

**Application No:** DER/02/10/00143

**Type:** Full

1. **Address:** Lock-up Garages, Norfolk Gardens, Derby (off Beech Drive)
2. **Proposal:**  
Demolition of Garages and Erection of Two Dwellings with Integral Garages
3. **Description:**

The proposal would involve the demolition of 7 lock up garages and the erection of a pair of semi detached two storey dwellings on the site which has an approximate area of 281 square metres gross (excluding the means of access).

The proposed semi detached properties have a pitched roof design reflecting the detached dwellings in close proximity along Duffield Road. The applicant's agent states that the overall roof height will be approximately 7.5m reflecting the roof heights of adjacent residential properties on Norfolk Gardens. The submitted drawings however show a roof height of 7.1m. There would be approximately 20m between the proposal and the rear of neighbouring 167 Duffield Road. Each of the dwellings are shown on the submitted drawings to have the dimensions: width 7.7m, length 8.8m, height (eaves) 5m (ridge) 7.1m.

Each of the dwellings would have two bedrooms, one with en-suite shower room, and a bathroom on the first floor and a living room, kitchen, toilet, garage and utility room on the ground floor.

### **Site Context:**

Beech Drive is a short cul-de-sac of residential development that is located on the west side of Duffield Road, to the south of its junction with Broadway. Duffield Road is one of the main arterial roads that feed traffic to and from the City Centre, and which contains a high number of frequent bus services throughout the day and into late evenings.

On the north side of Beech Drive, and having a frontage to Duffield Road, lies the Norfolk Gardens development, which comprises almost wholly of flats dating from the 1960s in blocks of two, three and six storey flats with flat roofs, but also containing a caretaker's bungalow. The six-storey block of flats is dominant in the street scene. The predominant material used in their construction is a buff brick, with some use of aggregate-faced concrete panels.

Vehicular access to the site leads to parking facilities close to the central building. At the rear of the Norfolk Gardens development there is a private garage court that is the subject of this proposal.

The application site is currently occupied by seven lock-up garages arranged in one block of five units across the back of the site and a single garage on each side of the entrance. These brick built structures have flat roofs and steel up and over doors and are described by the applicants agent as being "underused" and "either vacant or used for the storage of various personal items and belongings, and not for the garaging of motor vehicles".

To the sides and rear of the garages there are long private gardens to residential properties on both Duffield Road and Broadway, some containing a number of mature trees. There are no houses directly to the rear of the site, the nearest being

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approximately 55 metres away to the rear across three gardens that extend back from Duffield Road. 167 Duffield Road lies some 17 metres to the east of the site.

The application states that existing levels of the site are approximately 1.3 to 1.5 metres below the floor slab levels of nearby houses on Duffield Road.

**4. Relevant Planning History:**

07/80/01204 Extension to existing block of flats (2<sup>nd</sup> floor)- Refused September 1980.

*Reason – The proposed development would result in the over-intensive use of an already densely developed site which, by reason of the limited existing parking provision within the curtilage, would be unable to accommodate the additional demand for parking that is likely to be generated by the proposal.*

This refusal of permission was supported at appeal.

**5. Implications of Proposal:****5.1. Economic:**

None

**5.2. Design and Community Safety:**

There are issues in relation to the design of the roof structure of the proposed buildings. Pre-application advice was that a mansard roof structure would be preferable to match the design of an adjacent block.

**5.3. Highways – Development Control:**

While there are no objections in principle to this application, it is recommended that due to the only parking provision for the development being the proposed garages, the applicant should submit an amended plan to the Local Planning Authority detailing enlarged garages before determination of the application. Also details of the revised position of the waste management facility should be submitted to and approved by the Local Planning Authority.

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

No objection

**5.5. Other Environmental:**

The potential impact on Trees T1, T2 and T3.

**6. Publicity:**

Neighbour Notification Letter	58	Site Notice	Yes
Statutory Press Advert and Site Notice	No	Discretionary Press Advert and Site Notice	No
Other	No		

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

**7. Representations:**

14 Letters of objection have been received outlining the following concerns:

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- Loss of parking in an area where parking is currently considered to be problematic
- Proximity to garden areas
- Disturbance to wildlife
- Amount of dwellings unacceptable
- Bin accommodation will be removed
- Turning within the site will be very difficult
- Loss of light
- Elderly residents with restricted mobility
- Lack of traffic calming measures in the vicinity of the site
- Noise
- Damage to residential properties and vehicles
- Garages appear to be narrow
- Proposed dwellings will be overshadowed by flats
- Garages are not unused
- Tree removed from the site
- Out of keeping with surrounding residential properties
- An application had been refused in 1981 to increase the amount of dwellings on the site
- Overlooking, loss of privacy
- Overbearing impact
- Over intensive use of the space
- Unsympathetic to the appearance and character of the local environment
- Emergency vehicles

*These representations have been made available in the Members Rooms.*

### **8. Consultations:**

#### **Natural Environment (Tree Officer):**

No direct objection, however there is discomfort in supporting an application that could impact on an adjacent land owners trees.

#### **Highways DC:**

The Design and Access statement explains that the lock-up garages are either unused or housing personal belongings therefore it is unlikely that the removal of them will contribute to any additional on street parking. The proposal offers a 100% parking provision in the form of garages. The proposed dwellings are set forward in the plot and as such the garages are the only parking available to them. The garages have internal dimensions of 2.4m x 5m which is small in relation to modern vehicle sizes. The Council's current standards require internal dimensions of 3m x 6m. As the garages are the only parking provision offered for the development, I would recommend that the garages are enlarged to encourage their use for motor vehicles. 2.4m x 5m would be recommended for a parking space which is not bounded by walls or fences.

The existing waste/recycling bins for the flats are stored in front of this site. This could lead to difficulties in vehicle manoeuvrability around the proposal and generally around the private access; thought should be given to re-housing this facility

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elsewhere in the site. Details of the new facility should be submitted and approved by the LPA.

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

GD4	Design and the Urban Environment
GD5	Amenity
E23	Design
H13	Residential Development (General Criteria)
T4	Access, Parking and Servicing
T10	Access for Disabled People
E9	Trees

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

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

The application site is not allocated for any particular use within the adopted City of Derby Local Plan Review. It is previously developed land, i.e. a brownfield site, located within an established residential area and therefore, in principle, it should be a suitable location for residential development.

The local vernacular here is characterised by a form typically associated with 1960's, domestic architecture with simple elevational treatment and flat roof structures. The proposed dwellings fronting Norfolk Gardens, would be read in direct context to these two and six storey apartment buildings and so in this respect the main concern I have is how the design of the proposed scheme can integrate with the character and appearance of the existing built development along Norfolk Gardens. Moreover, the application site very much frames the head of the cul-de-sac and can be seen in a linear aspect from the junction of Beech Drive and Norfolk Gardens. In that sense, the site is important in visual terms and any development must respond positively to the urban grain of the street. On that note, it is felt the scheme in question fails to address the characteristics of its surroundings. Particularly in overall design terms as the proposed south elevation would appear somewhat contrived and incongruous because of how the pair of garages are positioned centrally, the pitched roof design and bland elevational style. Thus, against these factors the proposed development would have a very poor visual relationship to nearby properties and the street scene in general.

When considering whether a satisfactory living environment can be provided by this development significant concerns are raised, especially when attention is drawn to the very close proximity to the existing six storey block of flats at 25-44 Norfolk Gardens. Indeed that building is a very large built mass approximately 15 -18 metres in overall height and 8 metres from the nearest building edge to the south elevation windows of the proposed dwellings. Even though revised plans now show principal bedrooms and living spaces to the rear and bathroom and kitchen areas facing the block of flats, this does not overcome the issue of proximity and resulting oppressive living environment for future residents. Moreover, due to the proximity of the six storey block to the proposed building a large amount of natural daylight will be impeded throughout much of the day. This situation is not in anyway alleviated by the entire principal elevation orientated to a south facing aspect. To the contrary, as the current plan layout and

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positioning would not permit adequate levels of light to the proposed building. With this in mind, I feel that developing the site for two dwellings in the way proposed is unacceptable and contrary to saved policies GD5 and H13.

The level of private garden amenity space had also been discussed with the applicant's agent at pre-application stage where it had been advised that acquiring further land to the rear of the site would create an improved level of private garden space to the rear of the proposed dwellings. Since these pre-application discussions further land has not been acquired and the level of private amenity space has in fact been reduced with the addition of the rear elevation single storey lean-to element, resulting in the private amenity space being reduced from 7.5m to 7.3m at its longest and 5.3m at its shortest. This level of amenity space is considered to be inadequately shallow and two dwellings situated on a plot of this size would create a cramped form of development that would appear unduly intensive within this inadequately sized plot. Although it is noted that some of the flats in the immediate locality are close to boundaries these properties have been in place a considerable length of time when standards have changed and levels of amenity space have been revised. They are in any case flats rather than houses as now proposed. On that point, the proposal is considered to provide wholly insufficient outdoor space for future residents, thereby conflicting with saved policies H13 and GD5.

Concerns have been raised by residents in relation to the overlooking of private amenity space surrounding the site. It is considered that the inadequate level of private amenity space to the rear of the site, and therefore distance from the boundary, would result in the unacceptable material impact by way of overlooking of neighbouring private gardens, in particular the private amenity space at 169 Duffield Road. The proposal would therefore be contrary to saved Policies GD5 and H13. Concerns have also been raised by neighbouring residents in relation to the overbearing impact of the two proposed semi detached properties on nearby residential properties. However taking into consideration the distance between the proposed dwellings and the rear of 167 Duffield Road it is considered that any material impact by way of massing or overshadowing would be avoided.

Neighbouring residents have referred to a previous application refused and upheld at an appeal for the extension of the east block of flats on the site (DER/07/80/01240). Whilst this application had been submitted a considerable time ago the reasons for refusal are relevant to the current proposal in that both developments raise issues of over-intensive development. It is noted that the refusal of the earlier application was supported on appeal and the appeal was dismissed.

With regard to highway implications it is noted that a number of objections have been raised in relation to the lack of parking provision in the vicinity of the site and after a recent site visit it had been evident that both Norfolk Gardens and Beech Avenue, off which Norfolk Gardens is accessed, are heavily used for the parking of vehicles. The applicant's agent explains as part of the Design and Access statement that the lock-up garages are either unused or housing personal belongings therefore it is unlikely that the removal of them will contribute to any additional on street parking. This cannot be confirmed by officers as access has not been gained to the garages.

The proposal offers a 100% parking provision in the form of garages, there being one garage for each dwelling but there is no visitor provision within the site. The proposed

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dwellings are set forward in the plot and as such the garages are the only parking available to them. The garages have internal dimensions of only 2.4m x 5m, which is small in relation to modern vehicle sizes. It is recommended an informative note should be added to any refusal of permission stating the dimensions that would be considered acceptable for a garage in this instance.

The existing waste/recycling bins for the flats are stored in front of this site. This could lead to difficulties in vehicle manoeuvrability around the proposal and generally around the private access. Thought should have been given to re-housing this facility elsewhere in the site. This element of the proposal is therefore considered to be contrary to policy T4. In relation to concerns regarding the existing access and lack of traffic calming measures the proposal would undoubtedly result in some loss of vehicle manoeuvring space however this issue has not been raised as a point of concern in the highway consultation response. As no amendments have been proposed to the highway the other concerns cannot be addressed by the Local Planning Authority as part of this proposal.

In relation to concerns raised regarding the clearance of the site and disregard to wildlife it is considered that these are not factors that could be used to support any refusal of permission.

Turning to concerns expressed regarding the implications of the scheme upon trees on or near to the site, the proposed building footprint extends within the Root Protection Areas of the Silver Birch trees T1 and T2, and the Pear Tree T3. The parcel of mixed trees labelled G1 has been removed. None of the trees are deemed worthy of applying a Tree Preservation Order, as confirmed by the Council's Tree Officer. Nonetheless, the applicant has the common law right to remove overhanging vegetation, including roots. This can include vegetation in order to implement a planning decision. Ideally and rather optimistically it would be prudent for the applicant and the tree owners to negotiate between themselves the best management of the trees if they were to be retained. However, overall there is substantive discomfort in supporting an application that could impact on an adjacent land owner's trees (no matter how significant they are). On that basis the proposal conflicts with the provisions of Policy E9.

Overall it is felt that the proposal is unacceptable as it is over-intensive; residential amenity will be unreasonably affected; trees would be adversely affected and the resultant highway situation will be unacceptable. The proposal fails to satisfy the requirements of Local Plan saved policies E9, E23, GD4, GD5, H13 and T4 set out in the City of Derby Local Plan Review 2006 and as such refusal is recommended.

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

#### **11.1. To refuse planning permission**

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

1. In the opinion of the Local Planning Authority, the proposed siting of the dwelling houses, by virtue of its built form and layout, fails to reflect the urban fabric of Norfolk Gardens. As a result the proposal would create an intensive and overly prominent form of development, which would be detrimental to the visual amenities of the locality and established character of the streetscene. As such this will contribute to an unacceptable form of development and as a result be contrary to the principles of Planning



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Policy Statement 3 and saved policies H13, E23 and GD4 of the adopted City of Derby Local Plan Review.

2. In the opinion of the Local Planning Authority the proposed development would create a particularly poor living environment for future residents of the proposed dwellings, due to the close proximity of the proposed development to the substantive built mass of 25 – 44 Norfolk Gardens. As such this would conflict with the provisions of saved policies GD5 and H13 of the adopted City of Derby Local Plan Review.
3. In the opinion of the Local Planning Authority the proposed rear amenity space is of inadequate size for the scale of development proposed. This would create an unsatisfactory living environment for future occupants of the proposed dwellings. As such this would conflict with the provisions of saved policies GD5 and H13 of the adopted City of Derby Local Plan Review.
4. In the opinion of the Local Planning Authority the proposed dwellings would be detrimental to the level of amenity enjoyed by occupiers of the dwelling at 169 Duffield Road by virtue of the overlooking of the private garden area from the proposed first floor windows in the north facing rear elevation. As such the proposal is therefore contrary to saved policies GD5 and H13 of the adopted City of Derby Local Plan Review.
5. In the opinion of the Local Planning Authority the proposed integral garages, being the only off-street vehicle parking provision offered for the development, are of inadequate size to satisfactorily accommodate motor vehicles and are therefore likely to encourage on street parking to the detriment of pedestrian and highway safety generally. This concern is contrary to saved policy T4 of the adopted City of Derby Local Plan Review. Furthermore, inadequate consideration has been given to the provision of alternative bin storage facilities on the adjacent existing development. The current storage methods would further render access and egress to the development site a problem which is also contrary to saved policy T4 of the adopted City of Derby Local Plan Review.
6. In the opinion of the Local Planning Authority because the proposed building footprint would extend within the Root Protection Areas of trees T1, T2 and T3 that are on land outside the application curtilage. The development is likely to seriously damage or compromise the long term retention of those trees and as such this would be to the detriment of the amenity of the area. On that basis the proposal is in conflict with the provisions of saved policy E9 of the adopted City of Derby Local Plan Review.

### **11.3. Informative Notes:**

Derby City Council's standards for integral garages require internal dimensions of 3m x 6m.

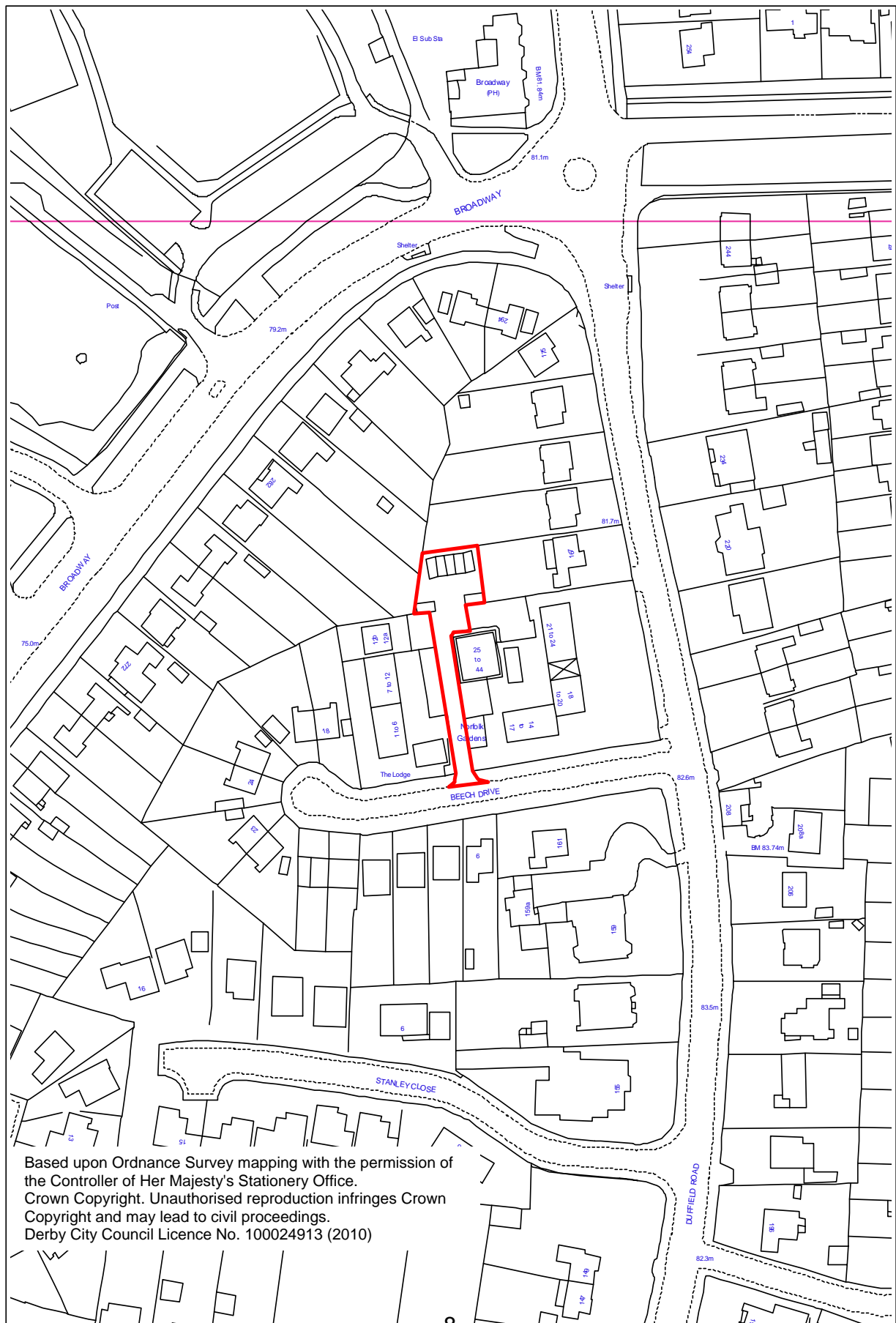
### **11.4. Application timescale:**

This application has overrun the 8 week target date.

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**Type:** Full



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

**Application No:** DER/02/10/00174

**Type:** Full

1. **Address:** Out buildings at Royal Hill Farm, Royal Hill Road, Spondon

2. **Proposal:**

Erection of dwelling house

3. **Description:**

Royal Hill Farm is a small holding located on the edge of a built up residential area, accessed off Royal Hill Road, Spondon. There is a detached dwelling and a group of old barns and sheds served by a single track driveway. The surrounding fields are designated Green Wedge, although the curtilage of the farm and the application site lie outside the Wedge. The barns are mixture of two storey and single storey red brick buildings, with plain tile roofline.

The barns and sheds would be demolished and a two storey detached dwelling erected in a similar position. The dwelling would include 4 bedrooms and be orientated to face in a south west direction towards the adjacent fields. The footprint of the building would be approx. 16.9 metres x 9.5 metres at its widest point. It would be approx. 124 sq metres in area. The dwelling would have a traditional form and appearance, with brick façade and stone detailing and a hipped tiled roofline. The design would also include a brick chimney breast. The siting of a garage alongside the dwelling is indicated on the site plan, although details have not been submitted with this application. Erection of a garage would form part of a future scheme. Access to the development would be by the existing driveway and a new parking and turning area would be formed to the front of the dwelling. The rear gardens of existing housing that front Royal Hill Road adjoin the application site

4. **Relevant Planning History:**

DER/01/04/00051 – Conversion and extension of outbuildings to form dwelling, Granted – January 2006

5. **Implications of Proposal:**

5.1. **Economic:**

None relevant.

5.2. **Design and Community Safety:**

The proposed dwelling is a replacement for the existing barns, which are of smaller scale and height. The built form and materials are to be traditional to reflect the appearance and character of the streetscene of the surrounding residential area. Whilst the site is physically separate from the neighbouring suburban area, it is part of the built up area and related in its context.

There are no adverse community safety implications.

5.3 **Highways – Development Control:**

No objections, subject to conditions as follows:

No part of the development hereby permitted shall be brought into use until the parking and turning areas are (i) provided and (ii) surfaced in a bound material and in accordance with plans to be first submitted to and approved in writing by the Local Planning Authority. The parking and turning areas shall be

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maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.

No part of the development hereby permitted shall be brought into use until the waste and recycling storage facilities are provided within 25 metres of the highway boundary in accordance with details to be first submitted and approved in writing by the Local Planning Authority.

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

The dwelling shall have a degree of accessibility through compliance with Building Regulations.

### **5.5 Other Environmental:**

The site comprises existing outbuildings and associated curtilage. The curtilage is grassed lawn and paddock. There is potential wildlife interest in the existing buildings and a bat survey has been submitted and considered, in relation to bats and nesting birds.

## **6. Publicity:**

Neighbour Notification Letter	11	Site Notice	Yes
Statutory Press Advert and Site Notice		Discretionary Press Advert and Site Notice	
Other			

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

## **7. Representations:**

Objections have been received from four households in respect to this proposal. The main issues raised are as follows:

- The land is part of the Green Wedge and a new dwelling is not acceptable in this location.
- No need for any more dwellings in this part of the city.
- The barns are occupied by bats and birds and are important for local wildlife.
- The proposal would be an additional storey to the existing barns, resulting in loss of privacy and light to the nearby residential properties.
- The site has rural setting and the proposal would not be in keeping with the character of the area.

*These representations have been reproduced in this report.*

## **8. Consultations:**

### **8.1. Derbyshire Wildlife Trust:**

The protected species survey has been undertaken at the appropriate time of year, using appropriate methodology. The bat survey included an internal and external search of the buildings for evidence of use by bats. The report has provided clear descriptions of the different structural aspects of the buildings

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and the subsequent assessment of these features for their potential use by bats.

No evidence of bats was found in any part of the buildings but potential access points for bats into the building were noted through gaps between barge boards and roof and at gaps around doors and through open gable wall hatches. We therefore recommend that a precautionary approach as detailed in 5.1 of the report should be adopted during the work and that this should be secured by condition to any permission.

The survey recorded swallows around the building and it is likely that swallows have nested in the buildings previously, although they had been prevented from doing so at the time of the survey. We would therefore advise that the completed development should provide new nesting opportunities for swallow to ensure there is no net loss of nesting opportunities for these species as a result of the proposed development. This would require the provision of an open shed, garage or stable type of structure within which suitable ledges or specific swallow nest cups should be installed.

### **8.2. Natural England:**

No objection to the proposal. In regard to bats, conditions are recommended to be attached to any permission requiring:

All buildings with potential to be used by bats that are to be demolished must be inspected immediately prior to demolition.

Given that bats can change roosting sites frequently and throughout the year and will, therefore, need to be resurveyed if construction occurs more than two years from the date of this planning application.

In regard to breeding birds, advise that the following condition is attached to any permission:

Site clearance operations and removal of buildings that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved by the Local Planning Authority, to ensure that breeding birds are not adversely affected.

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

GD4	Design and the urban environment
GD5	Amenity
H13	Residential development – general criteria
E10	Renewable energy
E23	Design
T4	Access, parking and servicing

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

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

This application is for demolition of a group of traditional barns and replacement with a two storey dwelling on a smallholding in Spondon. The barns are not afforded any statutory protection and could be removed without the need for permission. A dwelling would be sited in their place, with a slightly larger footprint and of greater scale and massing than the existing built form. The redevelopment of the site for erection of a single dwelling is considered appropriate in principle, as the site constitutes previously developed land in line with the objectives of PPS 3. The main issues to consider are ability of the proposal to create a satisfactory form of development and a high quality living environment in this location, in line with the requirements of Policy H13.

The fields to the north and west of Royal Hill Farm are designated Green Wedge, although the curtilage of the site is outside the Wedge. Its boundary extends along the rear of residential properties on Royal Hill Road and around the perimeter of the site and driveway. The footprint of the existing barns and the proposed dwelling both fall within the curtilage of the farm and do not encroach into the Green Wedge. As a consequence, the provisions of Policy E2 do not apply to this proposal.

The proposed dwelling would be of traditional form, design and use of materials, which takes reference from the existing dwelling on the site. The new dwelling is to be sited behind the rear of the existing, in a tandem arrangement. However, the proposed footprint would be orientated to be angled away from the present dwelling and there would be a satisfactory relationship formed, between both residential properties. The proposal would create a reasonable quality layout with, private garden space and parking and turning area for at least two vehicles. The location of the site is such that the proposed development would not be prominent from the Royal Hill Road frontage. It would be partially obscured by the existing property, which is sited some 50 metres up a private driveway. The development would therefore have a limited visual impact on the appearance and character of the local streetscene.

The site backs onto the rear gardens of a row of bungalows, 109, 111 and 113 Royal Hill Road. They have rear curtilages which are of generous size and depth. The rear elevation of the dwelling is to face in a north westerly direction, towards the properties at 111 and 113 Royal Hill Road, although windows would be at an oblique angle to each other. The habitable room windows on the rear of the proposal would be over 25 metres from those on the nearest bungalow at 111, to adequately meet the normal standards for overlooking between properties. There would be minimal overlooking of 113 Royal Hill Road, which is to the north of the site, due the presence of boundary treatment and planting. The amenities and privacy of nearby residential properties on Royal Hill Road would therefore not be significantly adversely affected by the development.

Overall I am satisfied that the proposal is an appropriate form of residential development, which would meet the requirements of Policies H13, GD4 and GD5.

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

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

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

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

### **11.3. Conditions:**

1. Standard condition 27 (external materials)
2. Standard condition 19 (means of enclosure)
3. Standard condition 30 (hard surfacing)
4. Standard condition 34 (space free for parking)
5. Standard condition 38 (surface and foul drainage)
6. Standard condition 104 (reduced energy consumption)
7. Before works commence, all buildings to be demolished, shall be inspected immediately prior to their removal, for the presence or occupation of bats. If bats are found to be present before or during work on the development, works shall be halted until the agreement of Natural England has been given to any mitigation measures.
8. Standard condition 100 (approved plans 9092 02, 9092 01 )
9. Standard condition 03 (time limit)
10. Prior to occupation of the dwelling, a waste and recycling storage facility shall be provided in a location, within 25 metres of the highway boundary, in accordance with details to be submitted and approved by the Local Planning Authority.

### **11.4. Reasons:**

1. Standard reason E08 – Policy E23 & GD4
2. Standard reason E07 – Policy E23 & GD5
3. Standard reason E21 – Policy T4
4. Standard reason E16 - Policy T4
5. Standard reason E21 – Policy E23
6. Standard reason E51 – Policy E10
7. To ensure the protection of protected species prior to or during construction, under the Wildlife and Countryside Act 1981 (as amended).
8. Standard reason E04
9. Standard reason E56
10. Standard reason E48 – Policy T4

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

If breeding birds and/or bats are discovered during work on the development, the relevant work should be halted immediately and Natural England or your

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ecological consultant (if you have previously employed one) should be notified and further advice sought. Failure to comply with this may result in prosecution and anyone found guilty of an offence is liable to a fine of up to £5,000 or to imprisonment for a term not exceeding six months, or both.

**11.6. Application timescale:**

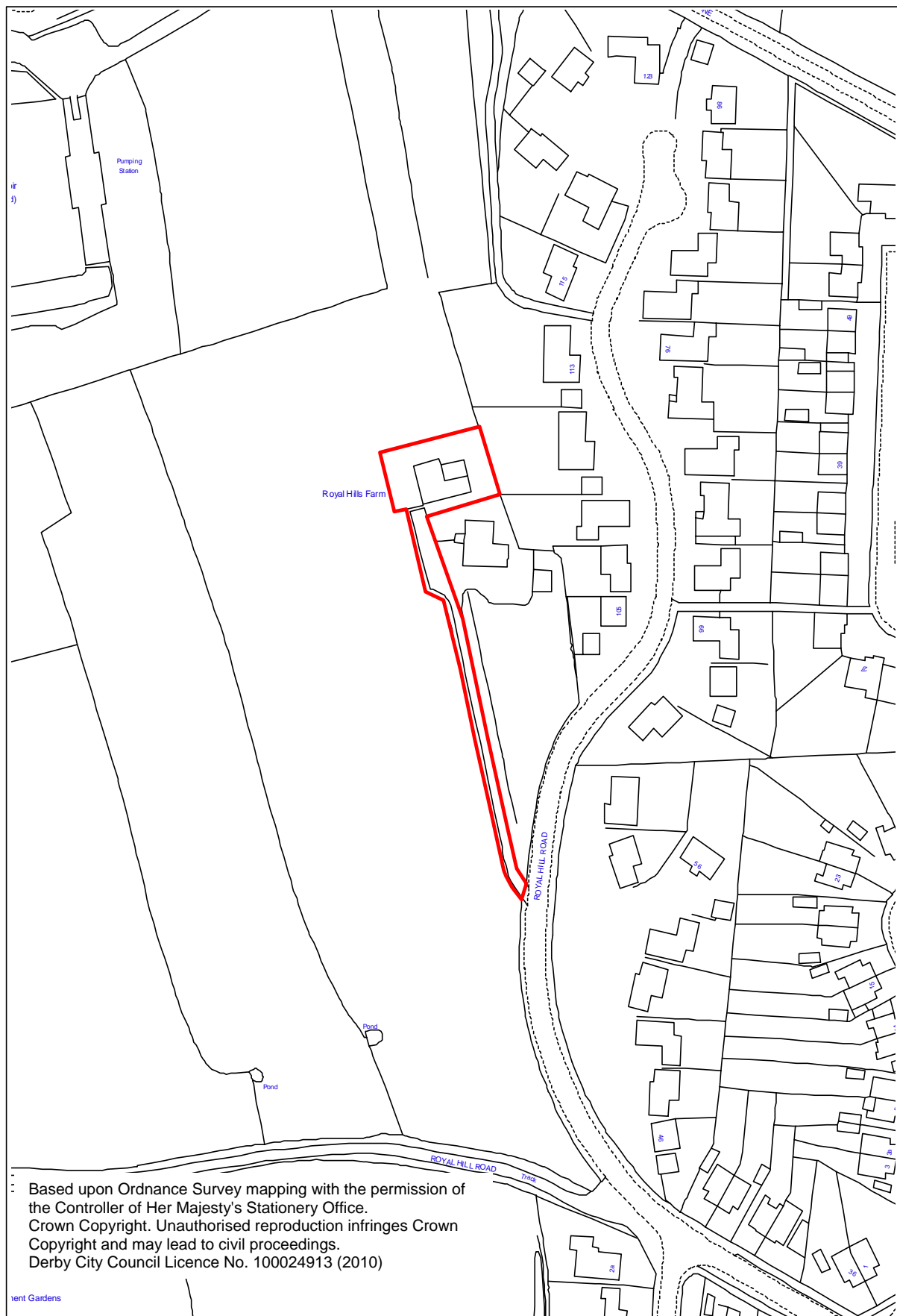
The period for determination on this application expired on 23 April 2010 and has been brought to committee due to the number of third party objections.



**Committee Report Item No: 2**

**Application No:** DER/02/10/00174

**Type:** Full



# Enclosure

**Keith Greateorex  
Beryl Aixill-Greateorex**

**52 Royal Hill Road  
Spondon  
Derby  
DE21 7AG**

Derby City Council  
Regeneration and Community Department  
Roman House  
Friar Gate  
Derby  
DE1 1XB

25 March 2010

Your Reference DER/02/10/00174/PRI

Dear Sir/Madam

**Outbuildings at Royal Hill Farm, Royal Hill Road, Spondon  
Erection of Dwelling House**

With reference to your letter of 8 March 2010 concerning the above application for planning permission, whilst from our point of view we have no objection to this current application, we hope this is not the "thin edge of the wedge" and further requests are made to build further houses on the land owned by the applicant.

A number of years ago, an application was made and eventually declined by the then Secretary of State for the Environment.

On the question of planning permission, does this apply to structures which have appeared on the applicants land which attracts a number of scramble bikes at weekends using this ramp, 'photo attached, and the subsequent noise. Also, a proliferation of buildings have appeared in the next field as marked on the attached plan – are these legal?

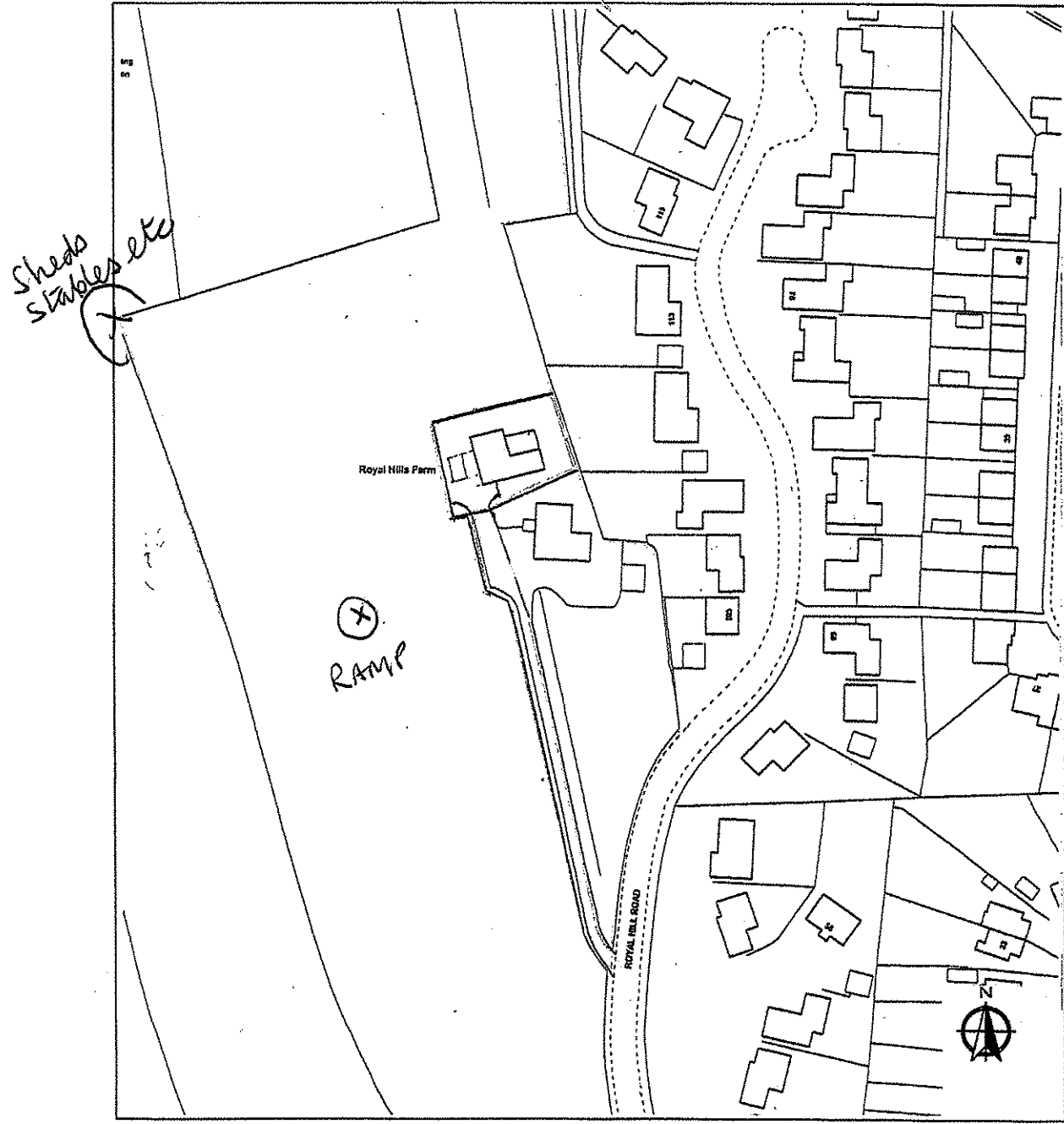
Yours sincerely

K Greateorex

CITY OF DERRY DEVELOPMENT & PLANNING SERVICES DEPT	
FILE REF	
DATE RECD	26 MAR 2010
REFERRED TO	<i>[Signature]</i>
REPLIED	<i>SO - pl. house with ENV SB re perulimate points</i>

# Enclosure

## US Sitemap



# Enclosure



# Enclosure

Ref. Planning Application DER/02/10/00174/PR

CITY OF DERBY DEVELOPMENT & SERVICES DEPT.	
FILE REF.	DER/02/10/00174
DATE REC'D	18 MAR 2010
REFERRED	MS - scan + acknowledge ✓ PB
REPLIED	SB - director

66 Royal Hill Road,  
Spondon,  
Derby.  
DE217AG  
17/03/10

01332671336

Dear Mr. Guest,

I am writing to object strongly to the above planning application, noticed today on a lamp-post near my house, for the following reasons.

1. The land upon which the residential application would be sited is part of the well-established green 'wedge' that separates Chaddesden and Spondon and is only about three quarters of a mile wide at that point. As far as I am aware, there has been no substantial change to the Spondon Local Plan adopted by the council on 06/06/1986 'which seeks to preserve the identity of Spondon by maintaining the physical separation from Chaddesden to the west'. I quote the document Ref. T/APP/E1020/A/85/041542/P2 of 24/07/86 from the Department of the Environment when a previous application from William Davis for residential development on the Royal Hill Farm site was rejected. The adjacent properties to the east of the site follow a definite agreed boundary to the green wedge and do not encroach on it.
2. Any residential development, even if for one property, would create a precedent and negate the principle of the green wedge, which is fundamentally different from green belt land surrounding urban areas, and which the government appears to have relaxed local restrictions on in some cases. Agricultural or leisure development would not be objected to, such as connected with the current use of Royal Hill Farm largely for the grazing of horses.
3. There is really no pressing need for residential development in this particular part of the city. There are many proposed sites in other areas which are more suitable and not on green wedge land.

You may notice from my address that, whilst I live on Royal Hill Road, I am not adjacent to the proposed site of residential development but feel strongly that the green wedge, with its ancient ridge and furrow fields, hawthorn hedgerows and lanes much used by horse riders, those exercising dogs amongst others, should be preserved for everyone's health and pleasure and not be abused by residential development. There is no way in which I can see that the proposed development will benefit the present community, which is apparently part of your responsibility.

Yours sincerely,

(Mr)

(B. A. Howe)

# Enclosure

**From:** David Hayes  
**Sent:** 15 June 2010 22:13  
**To:** DevelopmentControl  
**Cc:** Des McKenna; Berry, Peter; Tony Lloyd  
**Subject:** Planning Appn DER 02/10/00174

## **Planning Application DER 02/10/00174- Royal Hill Farm, Royal Hill Road, Spondon**

I wish to object to the above application on the grounds that the proposal runs counter to the Green Wedge policy in the Local Plan. The proposal is for the complete demolition of a barn and the building of a new house with a different footprint, not a barn conversion for which there might be some justification for granting permission.

The letter from the resident of 66 Royal Hill Road, dated 17 March 2010, presents the case against the application very clearly so I will not repeat it.

I believe that this application should be considered by the Planning/Development Control Committee if officers are mindful to grant it. The Green Wedge policy will be at risk if the application were to be granted; such a decision should be made by members, not by officers.

David Hayes

31 Church Hill  
Spondon  
DE21 7LJ

# Enclosure

Ref. Planning Application DER/02/10/00174/PR1

66 Royal Hill Road,  
Spondon,  
Derby.  
DE217AG  
04/08/10

Dear Sara Booty,

I am writing to object strongly to the above revised planning application, objections which I have already had acknowledged with regard to the original application to Jonathan Guest on 17/ 03/10 and which basically remain the same, namely:

1. The land upon which the residential application is sited is part of the well-established green 'wedge' that separates Chaddesden and Spondon, only about three quarters of a mile wide at that point. As far as I am aware, there has been no substantial change to the Spondon Local Plan adopted by the council on 06/06/1986 'which seeks to preserve the identity of Spondon by maintaining the physical separation from Chaddesden to the west'. I quote the document Ref. T/APP/E1020/A/85/041542/P2 of 24/07/86 from the Department of the Environment when a previous application from William Davis for residential development on the Royal Hill Farm site was rejected. The adjacent properties to the east of the site follow a definite agreed boundary to the green wedge and do not encroach on it.
2. Any residential development, even if for only one property, would create a precedent and negate the principle of the green wedge. Agricultural or leisure development would not be objected to, such as connected with the current use of Royal Hill Farm, largely for the grazing of horses.
3. There is really no pressing need for any more dwellings in this particular part of the city. There are many proposed sites in other areas which are more suitable and not on green wedge land.

You may notice from my address that, whilst I live on Royal Hill Road, I am not adjacent to the proposed residential development but feel strongly that its site within the green wedge, with the ancient ridge and furrow fields, hawthorn hedgerows with their valuable wildlife and lanes much used by horse riders, those exercising dogs amongst others, should be preserved for everyone's health and pleasure and not be abused by even one extra, new, residential dwelling. There is no way in which I can see that the proposed, even revised, development will benefit the present neighbourhood, which is apparently your responsibility.

Yours sincerely,

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

**Application No:** DER/07/10/00844/PRI

**Type:** Variation of Condition  
(Amended details)

1. **Address:** Heatherslade, 25 Penny Long Lane

2. **Proposal:**

Erection of dwelling house and formation of vehicular access (amendment to Condition 1 of previously approved planning permission Code No.DER/10/09/01235)

3. **Description:**

This is an application for a Minor Material Amendment under the altered requirements for Section 73 applications introduced in October 2009, via an amendment to the General Development Procedure Order. The form of the application would involve a variation to Condition 1 of full permission Code No. DER/10/09/01235, for erection of a dwelling and formation of access, which was granted in December 2009. Condition 1 refers to the approved drawings, which were permitted by the planning permission.

There is extant outline permission for residential development on this site, which was granted in June 2008. This was followed by a full permission in 2009, for a two storey, four bedroom dwelling, with an integral garage to the front of the building. The built form is to be of contemporary design, with the gabled roofline and projecting section to the front elevation. External treatment would utilise brick and render facings, with timber boarding features, full length glazed openings and roof lights. A parking area and turning space is to be provided to the front of the dwelling, within the curtilage of the site to enable vehicles to enter and leave the property in a forward direction. A new vehicular access onto Broadway was approved, to be sited between the existing trees.

The proposed changes to the approved plan, 6302P-01 Rev B, relates solely to the floor plans and elevations of the dwelling to be erected on the site. The scope of the amendments to the development are relatively minor, concerned with alterations to fenestration, roof lights and elevational treatment and to dimensions of the building footprint. The specific changes are as follows:

- Omission of chimney breast
- Relocation and reduction in number of roof lights on front and rear elevations.
- Increase length of footprint by 400mm and reduce width by 250mm
- Alterations to elevational treatment of front projecting gable, involving omission of balcony and insertion of full length glazed doors to first floor.
- Changes to window opening types on west and east side elevations and rear elevation.
- Omission of second floor glazed panels in west side elevation.

The site is part of the curtilage of No.25 Penny Long Lane, which is a detached bungalow, with an extensive rear garden, which slopes gently downhill towards the Broadway frontage. The surrounding residential area is characterised by individual detached dwellings, with large gardens and numerous mature trees. There are no mature trees within the site, although there are trees on either side on adjacent properties, which overhang the site. These include a Beech tree on 27, Birch and Oak trees on 23, covered by separate Tree Preservation Orders. There is a



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

**Application No:** DER/07/10/00844/PRI

**Type:** Variation of Condition  
(Amended details)

continuous row of Lime trees in the street verge of Broadway, where the vehicular access is to be formed.

#### **4. Relevant Planning History:**

DER/01/08/00021 – Outline permission for residential development, Granted – June 2008

DER/10/09/01235 – Erection of dwelling house and formation of vehicular access, Granted – December 2009

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

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

None relevant.

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

The proposed changes to the appearance and layout of the dwelling are not considered to be significant and would not result in a material effect on the design or form of the approved development.

There are no community safety implications arising from this proposal.

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

No changes in accessibility provision from the approved scheme.

##### **5.4. Other Environmental:**

The application site comprises mown lawn, ornamental shrubs and planting. The existing trees on land adjacent to the site and on the highway verge would be no more affected by the proposed amendments.

#### **6. Publicity:**

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

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

#### **7. Representations:**

Seven letters of objection have been received to the proposal. They are largely focussing on the development as a whole, rather than the actual proposed changes to the 2009 permission. The comments raised are as follows:

- The dwelling would be out of keeping with the character and appearance of the area. The increase in building in the local area is changing its character and increasing density.
- There are existing parking problems in the local area, which would be worsened by proposal

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

**Application No:** DER/07/10/00844/PRI

**Type:** Variation of Condition  
(Amended details)

- The dwelling would have unacceptable adverse impact on resident's amenities, in term of overlooking and overbearing effect on neighbours
- It would be on over intensive development for this location.
- The change in government policy in relation to development of garden land, should lead to refusal of permission for this scheme.
- The design is not in keeping with existing dwellings in the local area.

Comments have also been received from the applicant, which state that minor amendments are proposed, which are seeking to increase the garage space to make provision for plant to install a solar heating system, to reduce carbon footprint of development.

*These representations have been made available in the Members Rooms.*

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

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

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

### **9. Officer Opinion:**

There is an extant full permission for development of this site for a single detached dwelling with vehicle access formed onto Broadway. This permission was granted less than 12 months previously and can be implemented regardless of the outcome of the current application.

The current application seeks only to vary elevational treatment and the footprint of the dwelling, via amendments to the approved plans. The general layout of the plot, parking and access arrangements remain unchanged from the original permission. The main issues arising from this proposal are concerned with the design and appearance of the development and its impact on the surrounding streetscene and on the living conditions of neighbouring properties. The issue of the site being garden land and therefore inappropriate for this form of development, is not relevant to this proposal, since the principle of residential development has already been established by the two existing permissions in 2008 and 2009.

The amendments to the proposal are relatively minor in nature and the cumulative impact of the changes would not significantly alter the external appearance or built form of the dwelling. The proposed dwelling is to be of a similar scale and form to existing properties in the local area, including Penny Long Lane, where there is a variety of house types and architectural styles. The built form and design of the dwelling would fit in satisfactorily with the general character of the surrounding residential area.

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

**Application No:** DER/07/10/00844/PRI

**Type:** Variation of Condition  
(Amended details)

The changes to the window openings on the side elevations of the dwelling would effectively reduce the amount of glazing on each side of the building. This in turn would reduce the potential overlooking of the adjacent properties at 23 and 27 Penny Long Lane. The approved scheme was not considered to have a significantly adverse effect on the living environment of neighbouring residential properties. This proposal would similarly lead to a limited loss of privacy for nearby residents.

As a result of the small changes to the footprint of the dwelling, the rear elevation would be approximately 200mm nearer to the existing bungalow on 25 Penny Long Lane, at a distance of 23.7 metres. The new dwelling is to be at a substantially lower floor level than the bungalow, due to the fall in ground levels towards Broadway. The normal requirements for distances between habitable room windows from the bungalow would be adequately achieved and there would not be undue loss of privacy or overbearing impact on the neighbouring dwelling. Overall, the residential amenities of nearby properties would not be unreasonably affected by the amendments.

The proposed amendments to the scheme would satisfactorily meet the requirements of the saved Policies GD5, E23, H13 and GD4 of the adopted Local Plan Review and are therefore considered to be appropriate.

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

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

#### **10.2. Summary of reasons:**

The proposal has been considered against the following Adopted City of Derby Local Plan Review policies and all other material considerations and the proposal would be an acceptable form of residential development, which would be in keeping with the character and appearance of the local streetscene and have a reasonable impact on residential amenities.

#### **10.3. Conditions:**

1. Standard condition 03 (time limit)
2. Standard condition 100 (approved plan – 6302P-01 Rev C)
3. Standard condition 27 (external materials)
4. Standard condition 20 (landscaping scheme)
5. Standard condition 22 (landscaping maintenance – Condition 4)
6. No walls, planting or fences shall be erected or allowed to grow onto the highway boundary, in excess of 900mm in height above the level of the adjacent carriageway.
7. Standard condition 38 (surface & foul drainage)
8. Standard condition 30 (hardsurfacing)
9. During the period of construction works all trees, hedgerows and other vegetation to be retained, including any which are on adjoining land but which overhang the site, shall be protected in accordance with BS:5837:2005 ("Trees in relation to construction") and in accordance the

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

**Application No:** DER/07/10/00844/PRI

**Type:** Variation of Condition  
(Amended details)

arboricultural impact assessment and method statement, submitted in support of the application and with the following requirements:

- a) The date of construction of such protection and of its completion shall be notified in writing to and agreed in writing by the Local Planning Authority before any other site works commence.
  - b) The agreed protection measures shall be retained in position at all times, with no use of or interference with the land contained within the protection zone, until completion of construction works, unless otherwise agreed in writing by the Local Planning Authority.
10. The construction of the building, access onto Broadway, both temporary and permanent and underground services shall be implemented in accordance with the arboricultural impact assessment and method statement, submitted in support of the application, unless an alternative method is agreed in writing by the Local Planning Authority, prior to works commencing.
  11. Standard condition 104 (reduced energy consumption)

#### **10.4. Reasons:**

1. Standard reason E56
2. Standard reason E04
3. Standard reason E09 – Policy GD4 & E23
4. Standard reason E10 - Policy GD4 & E23
5. Standard reason E10 – Policy GD4 & E23
6. To afford adequate visibility onto Broadway in the interests of highway safety – Policy T4
7. Standard reason E21 – Policy E23
8. Standard reason E21 – Policy T4
9. Standard reason E24 – Policy E9
10. Standard reason E24 – Policy E9
11. Standard reason E51 – Policy E10

#### **10.5. Informative Notes:**

The proposal requires the formation of an access to the highway, which is on land subject to the provisions of the Highways Act 1980 (as amended) over which you have no control. Please contact Highways Maintenance section on 01332 641848 for details of how this work can be undertaken.

The proposed hard surfacing of the driveway shall be made of porous materials or provision made to direct run off water from the hard surface to a permeable or porous area within the curtilage of the dwelling house. This will be subject to the permeability of the existing ground. Further information can be found in the document "Guidance on permeable surfacing of front gardens" dated October 2008.

**Committee Report Item No: 3**

**Application No:** DER/07/10/00844/PRI

**Type:** Variation of Condition  
(Amended details)

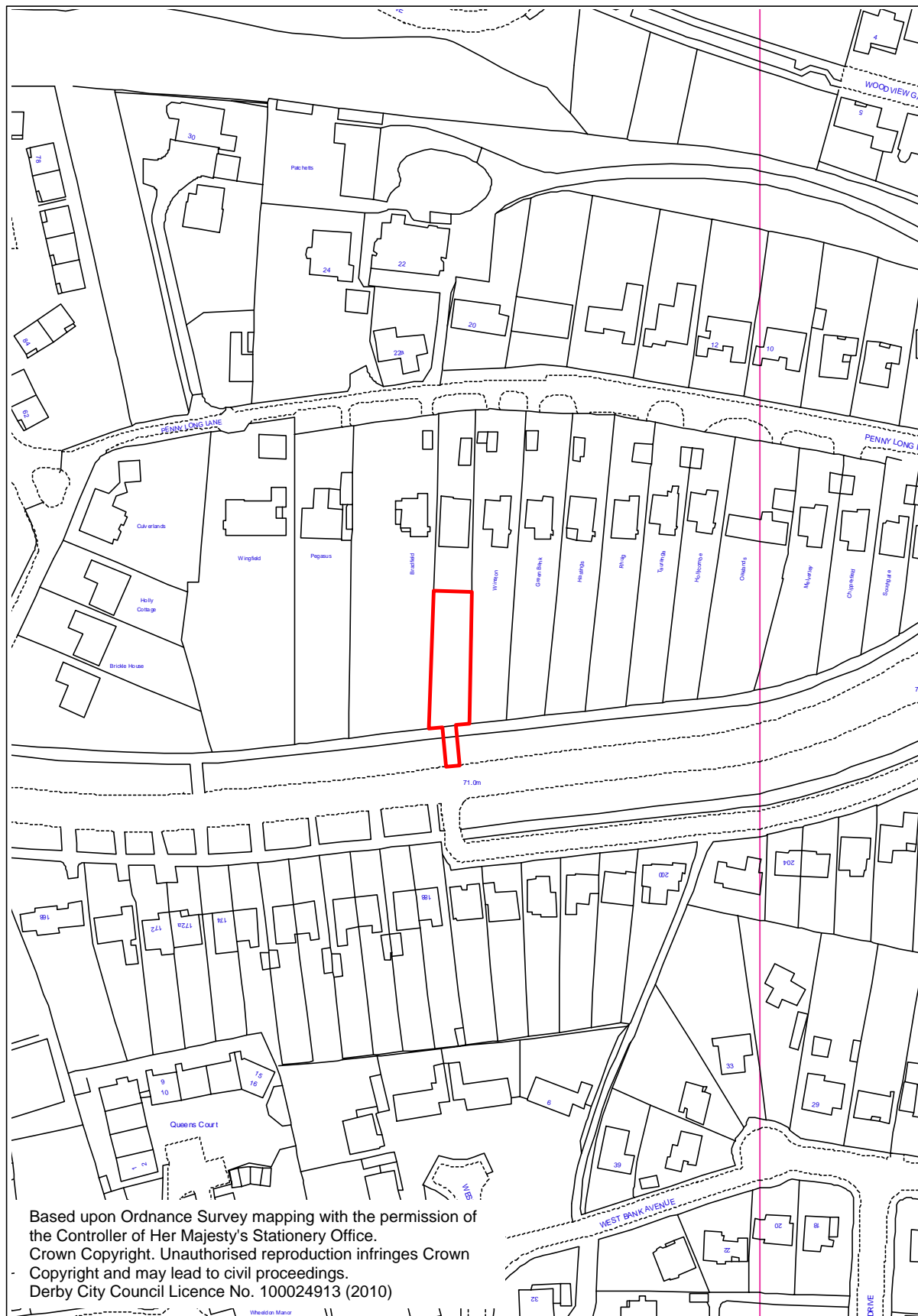
**10.6. Application timescale:**

The period for determination expires on the 3 September 2010 and is brought to committee due to the number of objections.

**Committee Report Item No: 3**

**Application No:** DER/07/10/00844/PRI

**Type:** Variation of Condition  
(Amended details)



**Committee Report Item No: 4**

**Application No:** DER/03/10/00320

**Type:** Listed Building Consent

1. **Address:** Prospect House, 27 Park Road, Spondon.

2. **Proposal:**

Removal of kitchen window, enlarge opening and installation of wooden doors.

3. **Description:**

This application relates to a Grade II listed mid to late 18<sup>th</sup> Century house located within the Spondon Conservation Area. It is a spacious plot on the south side of Park Road opposite the junction with Beeches Avenue with a garden area to the side and rear. The house is currently served by two entrances, one on the north elevation facing Park Road and the other parallel to Park Road on the western flank which is a side elevation. Currently there is no direct access to the rear of the property.

The proposal will involve the removal of the existing kitchen window to the rear of the property, a multi-paned, side hinged wooden window with a white painted finish. The replacement would consist of a pair of wooden doors with a fixed fan-light above. The door design chosen is a typical late Georgian French door with single glazing. The door dimensions are 2.2metres to the height of the door; 3.0metres from floor level to the top of the fixed fan-light; width of 1.5metres.

4. **Relevant Planning History:**

DER/04/92/00483: Installation of internal ground floor W.C. Granted June 1992.

DER/10/06/01637: Retention of 2.13metre garden gates and 1.8metre vehicular access gates. Granted December 2006.

5. **Implications of Proposal:**

5.1. **Economic:**

None other than those incurred by the applicant.

5.2. **Design and Community Safety:**

The main planning consideration here is whether the proposed alteration to the rear of the property adversely impacts the character, appearance and fabric of this Grade II domestic dwelling.

5.3. **Highways – Development Control:**

There are no adverse highway implications with the proposal.

**Highways – Land Drainage:**

None

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

There are no adverse disabled access implications with the proposal

5.5. **Other Environmental:**

None

**Committee Report Item No: 4****Application No:** DER/03/10/00320**Type:** Listed Building Consent**6. Publicity:**

Neighbour Notification Letter	8	Site Notice	-
Statutory Press Advert and Site Notice	yes	Discretionary Press Advert and Site Notice	-
Other			

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

**7. Representations:**

- No third party representations received.

**8. Consultations:**

**8.1 CAAC:** Object and recommend refusal on the grounds that the proposal would result in loss of historic fabric and would therefore be detrimental to the listed building.

**8.2 Built Environment:**

The applicant has carried out a substantial amount of research into the history of the house and it is clear that an understanding of its development has led to the type of alteration and form of window proposed in order to allow easy access to the rear garden. The window to be replaced is modern, and the door chosen is a typical late Georgian French door, single glazed. Both the internal kitchen wall and the external brick wall to be altered are plain. There is a change in level from the kitchen floor to the outside ground level and that metal steps are proposed. It is suggested that the applicant consider stone steps instead as a more permanent solution to the level change. No objection subject to conditions.

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

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

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

**10. Officer Opinion:**

The proposal seeks to rationalise the access arrangement to the rear of this domestic property where currently no entrance way exists. The applicant's Design and Access Statement indicates their rationale and contextual understanding of the historic fabric of the building and it is clear that an understanding of its development has led to the type of alteration and form of doors proposed. Photographs accompany the submission showing the rear aspect and window in question. From these, it is evident



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

**Application No:** DER/03/10/00320

**Type:** Listed Building Consent

to see that the existing window to be replaced is modern. Similarly, the lower concrete sill is a non-original feature and its removal would be of little significance to the exterior form of the building. Also, the rear of the property is not visible from the public realm so there are no street scene implications to the proposal.

With regard to the impact of the proposed development on the special interest of the Conservation Area and character of the Grade II listed building, I suggest the proposed alteration for the insertion of doors would make a positive contribution to the appearance of the building as the form, design and material of the door would mirror the age of the property. Indeed, the proposed typical late Georgian French door would align with the first floor window and share similar glazing bar profiles and together with the retention of the gauged brick arch detail should appear visually sympathetic. In that sense, the changes can be perceived as an enhancement to the original fabric of the building.

According to the submitted plan external steel steps are proposed. Yet comments from the Conservation Team state the introduction of metal steps as a solution to the outside level change would not be satisfactory. Therefore, a condition omitting this element of the proposal is necessary. Other conditions are recommended including the requirement for the external paint finish to be white, to match the existing window finish.

When considering residential amenity I am satisfied that the proposal does not significantly reduce levels of privacy of neighbouring residents due to distance and proximity, thereby according with policy GD5.

Overall, it is considered that this proposal would not have a significant impact on the character and form of this Grade II listed building or on the Conservation Area more widely because of its positioning, design and material. This view runs contrary to those expressed by Members of the Conservation Area Advisory Committee; however I consider the proposal to accord with Policies GD4, GD5, E18 and E19 of the adopted City of Derby Local Plan Review.

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

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

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

The proposal has been considered against the relevant policies of the adopted City of Derby Local Plan Review and all other material considerations, and it is considered that the proposed door installation is an appropriate form of development in this Grade II listed building.

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

1. Standard condition 79: Further details of doors.
2. Details of a horizontal sample section of the glazing bars at 1:1 scale shall be to be submitted prior to works commencing.
3. Details of the vertical section of the door at 1:10 shall be submitted to and approved in writing by the Local Planning Authority.
4. Within 3years of the date of this permission the proposed external finish of the doors indicated on the enclosed plan, which forms part of this

**Committee Report Item No: 4**

**Application No:** DER/03/10/00320

**Type:** Listed Building Consent

decision, shall be stained in a colour previously agreed with the Local Planning Authority.

5. The existing brick arch feature along the top of the window casement shall be retained during and after the completed works.
6. This permission shall not imply the approval by the Local Planning Authority of the metal external step details as shown on the plans submitted in support of the application.

**11.4. Reasons:**

1. Standard reason E14
2. Standard reason E14
3. Standard reason E14
4. Standard reason E14
5. Standard reason E14
6. Standard reason E14

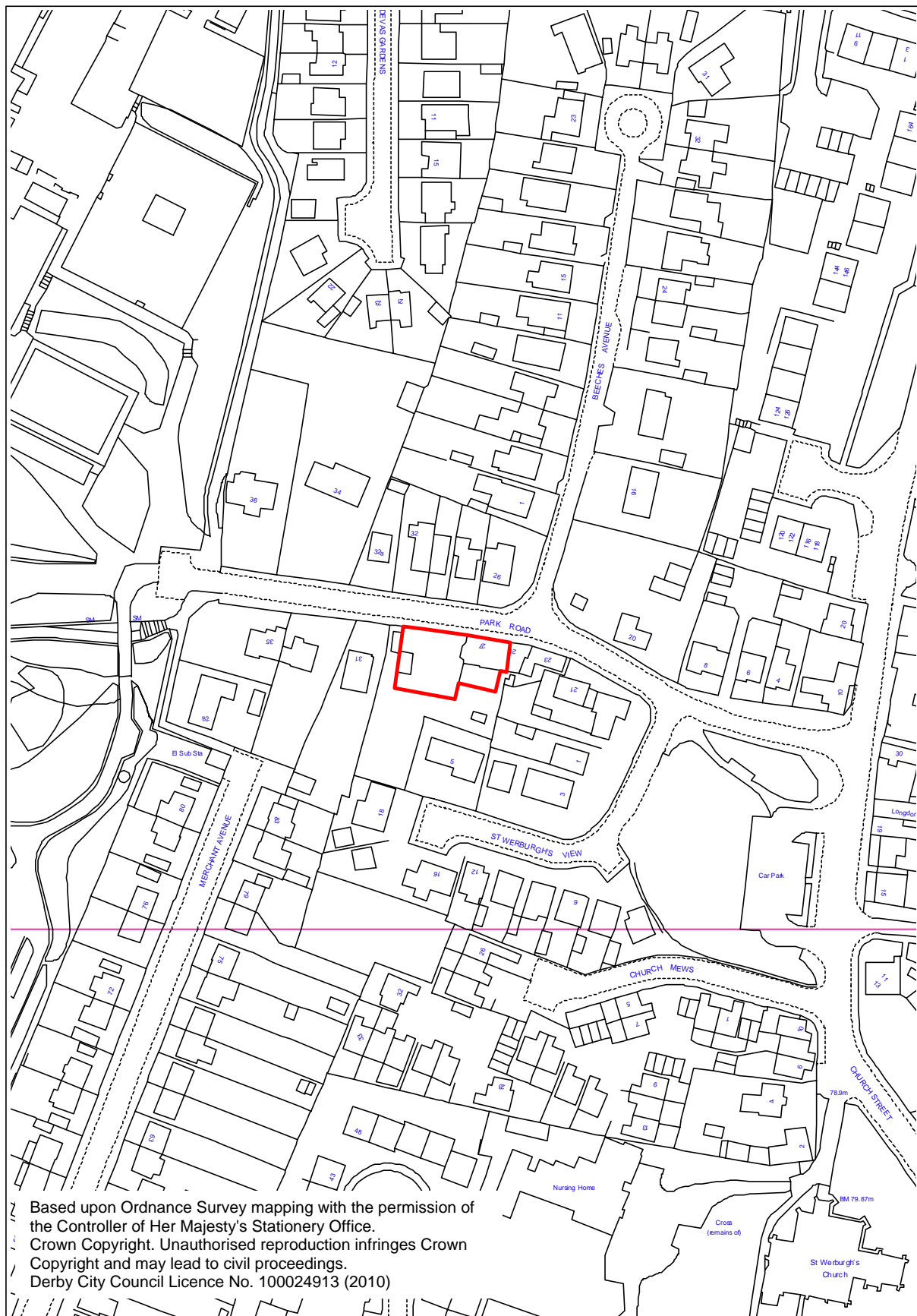
**11.5. Application timescale:**

The 8 week expiry date has expired due to objections made by Conservation Area Advisory Committee.

**Committee Report Item No: 4**

**Application No:** DER/03/10/00320

**Type:** Listed Building Consent



## **Committee Report Item No: 5**

**Application No:** DER/05/10/00533

**Type:** Full

1. **Address:** 174-176 Normanton Road.

2. **Proposal:**

Use of roof space as a Sheesha bar and erection of a dual pitched roof and fencing.

3. **Description:**

The application premises stands at the junction between Normanton Road and Belgrave Street at the northern end of the Normanton Road, Pear Tree Road, Linear, District Centre as defined in the adopted City of Derby Local Plan Review. It stands at the end of a terraced row of two storey properties which appear to date from the late 1800s. The application premises includes the first floor element of 174 Normanton Road, which is part of the original two storey terrace and a single storey flat roofed building of more recent construction, formerly identified as 176 Normanton Road, now subdivided into 5 small shop units 176 176B, C, D and E Normanton Road. The ground floor of 174 is currently vacant but has an extant planning permission for a change of use to a hot food take away granted planning permission by Committee at its meeting on 19 March 2009. A small yard at the rear of the buildings provides a shared waste bin storage area to serve all of the units.

Immediately on the opposite side of Normanton Road is a large public, surface car park, Grove Street Car Park. Houses lie beyond this about 80 metres from the application site. To the immediate north at 172 Normanton Road is an operational hot food shop at ground floor level with what appears to be a residential flat over.

The application premises have a long frontage onto Belgrave Street about 23 metres long. The neighbouring property on Belgrave Street is number 10 Belgrave Street. This is a two storey, possibly with additional rooms in the roof space, late Victorian dwelling house standing at the end of a terraced row of houses. The flank gable wall of this house stands immediately adjacent to and in contact with the application premises. A pedestrian access runs in a tunnel beneath part of the first floor living accommodation of the dwelling house at 10 Belgrave Street and serves as a shared pedestrian access used by 170, 172 174 and 176 Normanton Road. It also now serves all five of the recently created small shop units occupying the former 176 Normanton Road.

Immediately opposite on Belgrave Street are shops within two storey buildings again late Victorian. Part of this unit is currently unoccupied but was recently granted planning permission for subdivision into a number of smaller shop units. Adjoining this to the west along Belgrave Street are two storey dwelling houses the closest of which would be approximately 11 metres from the application premises. The application premises was at one time and for many years, a motor vehicle service garage on the Belgrave Street frontage, with an associated retail element selling car related products on its Normanton Road frontage. This use has now ceased and the premises converted into 5 small retail units.

The proposal is to construct a first floor roofed structure over the row of ground floor shops to become a Sheesha Bar. It is described in the Design and Access Statement as a first floor, partially open Sheesha bar, of timber construction. The entrance to the Sheesha Bar is intended to use the small shop unit at 176a Normanton Road on the corner of Normanton Road and Belgrave Street, furthest

## **Committee Report Item No: 5**

**Application No:** DER/05/10/00533

**Type:** Full

away from the dwellings on Belgrave Street. This unit will itself contain tables and chairs and be used for the sale and consumption of cold snacks.

The Design and Access statement states, “the first floor roofed terrace is intended to house social smoking activities in a partially enclosed environment. The Sheesha bar is particularly attractive to the younger Muslim Community where they can have social gatherings and enjoy participating in non-tobacco smoking in free informal manner. Beverages will be soft drinks and strictly non alcoholic. The opening hours will be restricted to afternoons and evenings only and never after 11-30 pm”.

The bar would be built on the flat roof of the single storey building. It would consist of a double pitched, tiled roof running almost the full length of the building. The roof would be cut away to provide a wider or narrower area of roof cover at various points along its length. The roof would not have any fully enclosing walls but be open along part of its length, presumably to try to meet the requirements of the smoking laws.

A noise barrier would be constructed around the perimeter of the flat roof rising to about 1.6 metre above the existing parapet wall. This may be in one of three finishes clad in either plywood, with texture paint, Stoneflex cladding, or plastic coated external steel cladding.

An emergency fire exit steel staircase is intended to lead from the first floor to discharge into the small rear yard of the proposal which would exit to Belgrave Street through the shared pedestrian access that goes through the tunnel beneath the first floor of 10 Belgrave Street.

The details of the type of usage given in the submitted Noise Impact Assessment are that the roof terrace is intended to house social smoking activities in a partially enclosed environment. The noise generated by this activity would be conversational speech. Regulated entertainment is intended to be used at low level to provide background music. The development is proposed to be used during afternoons and evenings generally until midnight with an estimate of 50 people using the facility at any one time.

Waste bins are to be kept in the rear yard of the premises with access to the highway through the communal access that runs beneath the adjoining residential property at 10 Belgrave Street. It would share the rear yard area with the existing 5 small shops on Belgrave Street and the shop unit destined to become a hot food shop, fronting onto Normanton Road. This rear yard measures a maximum of approximately 15 metres long by approximately 4.5 metres, tapering to 3 metres wide, and would also be part occupied by the proposed fire escape staircase.

There is no on-site parking but there is a public car park immediately opposite and regular bus services run along Normanton Road.

### **4. Relevant Planning History:**

DER/01/81/00095 Workshop extensions and change of use of 174 Normanton Road to motor insurance. Granted.

DER/03/81/00582 Display of fascia sign. Refused..

DER/03/81/00581 New shop front and extension to car sales area. Refused.

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DER/11/81/A1452 Display of new fascia and shop sign. Granted.

DER/06/87/00732 Alterations to rear elevation. Granted.

DER/11/93/01434 Change of use to restaurant. Refused.

DER/10/00/01354 Raising of section of existing flat roof to pitched roof. Granted.

DER/11/08/01640 Change of use from retail use A1 to hot food take away . Granted  
Conditions 24/03/2009

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

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

The proposal would create a further business opportunity and provide employment opportunities for 3 full time equivalent employees.

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

The proposal would create an unusual design of building comprising mainly of a long gable ended roof above an existing flat roofed building, with blank acoustic walls surrounding the elevations at first floor level. It would be out of keeping with the Victorian style buildings in the immediate vicinity.

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

The application site is situated within a mixed use retail and residential area and is accessed via Normanton Road which is a Classified Road and Belgrave Street. There are on street parking restrictions on Normanton Road and Belgrave Street including double yellow lines and a one way only towards Normanton Road. There is a public Pay and Display car park accessed via Grove Street opposite the application site on Normanton Road, as well as frequent public transport services. Although the site has no off street parking facilities, it is not considered detrimental in view of the above points.

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

The new internal stair, not the emergency evacuation stair, will need to comply with the ambulant requirements contained in the Building Regulations. It would appear that a re-design is required to ensure compliance.

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

None.

### **6. Publicity:**

Neighbour Notification Letter	8	Site Notice	Yes
Statutory Press Advert and Site Notice		Discretionary Press Advert and Site Notice	
Other			

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

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### **7. Representations:**

Third party responses have been received from addresses over and above those that were directly notified of the proposal.

Six letters of support have been received and 4 letters of objection and a petition of objection bearing 339 signatures.

In summary the letters of support refer to such venues being nice places to meet with friends and to socialise. Provided there are controls on noise and the hours of opening this should make this end of Normanton a more interesting place.

In summary the letters of objection refer to:

- Increased levels of noise.
- The opening of a Sheesha bar may increase the number of people who "hang around" increasing residents fear of anti-social behaviour, vandalism, violence and gangs in the area.
- The proposal may encourage cigarette and drug smoking.
- The building would be close to a dwelling and the residents will be affected by noise pollution, shouting etc.
- The proposal would prevent the use of a side window in the neighbouring house as a fire escape window.

The petition bears 339 names and simply objects to the proposal but no grounds for objection are stated.

*These representations have been made available in the Members Rooms.*

### **8. Consultations:**

#### **8.1. Environmental Services (Health – Pollution):**

The application information has been reviewed and whilst no objection to the application is made in principal, the following comments are made:

##### **Noise**

It is noted that an acoustics assessment has been submitted as part of the application. The assessment recommends:

- The incorporation of a purpose built noise barrier to the rear of the building and along the Normanton Road and Belgrave Street façades.
- The outdoor terrace area is to be operated as a 'café' with only conversational speech and low-level 'background' music.
- The use of a noise-limiting device for any amplified music/speech, to be set at a level to be agreed by the Environmental Health Department.
- The terrace should close at midnight and no music should be played after 11pm.

The methodology used in the assessment appears to be reasonable and on that basis I would accept the above recommendations.

It is recommended that the above recommendations are imposed as conditions on any consent, should it be given.

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### **Demolition/Building Works**

It is noted that the proposal will involve some demolition and building works. Given the proximity of residential properties, it is advised that contractors limit noisy works to between 07.30 and 18.00 hours Monday to Friday, 07.30 and 13.00 hours on Saturdays and no noisy work on Sundays and Bank Holidays. This is to prevent nuisance to neighbours. There should be no bonfires on site at any time. It is suggested that an advisory note regarding these matters should be attached to any planning consent that may be granted.

### **8.2. Police Liaison Officer:**

Whilst there is little to comment within the design, the management and use of the spaces are important issues. Sheesha bars have become more common throughout the country and are used by many different people not just persons of the Muslim faith and not always for non tobacco goods. (38% of British university students have used a hookah (Sheesha pipe) and are more likely to use illicit drugs.... (web @insicknessand health.com)

Good control and management of all the spaces is therefore essential to do all that is possible to ensure lawful use and remove any miscreants.

All smoking areas are subject to legislation that requires them to be substantially and permanently open for over 50% of area not including opening doors and windows. This legislation is within the realm of the local authority but an open design and noise emanating from within can encourage congregation in the street and result in fear and anti social behaviour in residents and passers by which does give me cause for concern. It is possible that the use may exacerbate conflicts and anti social behaviour. This area of Normanton Road directly opposite Grove Street does suffer disproportionately from a large amount of crime, disputes, conflicts, and anti social behaviour from different social and ethnic groups.

When enforcing non-smoking legislation Police may need to be involved to support the local authority in cases of public disorder, threatening behaviour or breaches of the peace. Assisting with enforcement and drug enforcement is a drain on limited police resources.

I do believe that this type of use and open design will have an adverse social and environmental impact in the form of the potential for increased anti social behaviour and nuisance. This is a prominent inner city location that is not without current disorder problems. Adverse impacts should be avoided, mitigated or compensated for as required by Planning Policy Statement 1.

In planning terms I would suggest that due to the possible increase in disorder and issues of use, that it be considered a reasonable request that if permission is granted, that it is granted for a temporary period initially, to enable monitoring of any crime increases or complaints attributable to this use. Not all premises can be tarred with the same brush but available media reports within the public domain have reports of tobacco excise avoidance, alcohol and drug use associated with Sheesha bars which possibly and unfairly have detracted from lawful and peaceful use. Similar premises are usually subject to licensing permissions where action can be taken, premises closed and access can be gained by legislation, should the need arise.



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**8.3. Other:**  
None.

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

GD5	Amenity
S2	Retail locational criteria
S3	District and neighbourhood centres
S12	Financial and professional services and food and drink uses
T4	Access parking and servicing
T10	Access for disabled people.

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

**10. Officer Opinion:**

**Policy considerations.**

The site of the proposal is within an identified District Centre. It is therefore subject to saved policy S3. The policy permits the development of shops in Use Class A1 and other complementary uses serving a local need, provided that:

- a) The proposal is compatible with the general scale, nature and function of the Centre.
- b) The proposal would not detract from the Centre's vitality or viability by means of:
  - Reducing the proportion of existing or committed ground floor frontage in A1 usage;
  - Separating important shop or service units; or
  - Introducing uses not open to the public.
- c) Wherever practicable, a shop front or display of visual interest in maintained.

It is debatable whether the use class of the proposal is Use Class A3 (Restaurants & Cafes) or Use Class D1 (Non Residential Institutions) as the primary function is socialising and smoking, rather than the sale and consumption of food and light refreshments. However, the applicant has stated their intention to renovate the downstairs of the property into an entrance with indoor tables and chairs, similar to a café. Therefore I feel it is appropriate to regard this application as A3.

Saved policy S12 permits A3 developments within district centres provided that the development would not lead to a concentration of such uses likely to undermine the vitality and viability of the Centre. Saved policy S12 also states that in all areas, planning permission will not be granted for A3 proposals which would cause unacceptable harm to the amenity or nearby areas or that would impact upon the character of an area through environmental problems such as smells and disturbance.

The proposal to be determined is for the use of the roof space as A3 development and the ground floor entrance through the corner shop unit which will act as an entrance and a café type use.

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The key issue is whether the proposal would impact upon the character of the environment through the increase in smells and noise and disturbance.

Retail policy seeks to protect the retail function of the centre by limiting the number and concentration of non A1 (retail) that operate from ground floor units within the centre. Although the first floor element will have no impact on the vitality and viability of the centre the ground floor element will reduce the number of A1 retail units operating from this length of retail frontage. However, I think it should be borne in mind that until quite recently the whole of the ground floor of the premises was in use as an automotive repairs workshop with a small element of auto parts retailing. This has now been converted into 5 small shop units and has an as yet unimplemented permission as a hot food take-away. When inspected 3 of the small units appeared to have been taken into use and operating. The fourth was empty and the fifth was the unit currently ear marked as the entrance to the Sheesha bar.

In terms of protection of the retail function of the centre I consider that the recent expansion of A1 uses operating from these premises will offset any loss of one unit in terms of overall retail function.

What is of greater concern is the concentration of food and drink uses in one location with the existing hot food shop that is in use, the premises next door that have A5 permission for a hot food take away and then this proposal next door to that, giving a row of three food and drink uses together. This is in a road that is already well served with hot food take away shops, cafes and restaurants. I accept that the emphasis of the proposal is for a Sheesha Bar which is predominantly for smoking on a social basis with ancillary sales for snacks and drinks, rather than as a full restaurant or cafe, and such a use is not available in the centre at present. This could be looked on as an innovative use which could benefit the area and so not be treated as simply another food and drink use so avoiding the accusation of resulting in an over concentration of food and drink uses that are likely to be detrimental to the vitality and viability of the shopping function of the centre.

Where I am more concerned over the concentration of food and drink uses is with regard to the detrimental affect that this could have on neighbouring amenity.

### **Amenity Considerations**

In my view the major policy considerations with regard to this proposal are covered by saved policy GD5 for the impact on the amenity of neighbouring occupiers and saved policy S12 where that policy is concerned to avoid unacceptable harm to the amenity of nearby areas.

I am aware that a noise survey has been submitted with the application which demonstrates that with two persons per table and with a music system playing at controlled levels then the levels of noise generated by the use of the facility should not give rise to noise levels that would be detrimental to the amenity of neighbouring residents. The submitted table and seating plan however show tables for at least 4 people so I would imagine that noise levels generated by customers could potentially be double the estimate and the closest open parts of the structure lie a mere 7.5 metres from the nearest habitable room windows at the house at 10 Belgrave Street.

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In spite of the reassurances given in the Potential Noise Survey I am still concerned about the likely increase in levels both of noises and also of general disturbance that are likely to occur when the premises would be in use, particularly late at night. The proposal sits in very close proximity to two dwellings, including the flat over the existing hot food shop, at 172 Normanton Road, with which it shares a party wall, and as already mentioned, the end of terrace dwelling at 10 Belgrave Street. I do consider that there will be activity at unsociable hours within the open sided building, at first floor level next to the living accommodation at 172 Normanton Road, which will be adjoining the first floor element of 174, where toilets and storage are proposed. Also by noise emanating from the open sides of the proposal and entering in through windows of adjoining residential properties.

Furthermore I consider that there will be additional activity in the street from arriving and departing customers both on the Normanton Road frontage and on Belgrave Street where cars and taxis arriving and departing to deliver or collect customers and people lingering before entering and after departing from the bar could increase levels of noise and general activity to an extent where there would be a strong likelihood that the amenity of immediate neighbouring residents and those who live further away, will be detrimentally affected. I am mindful of the concerns expressed by local residents who have written to object to the proposal particularly with regard to existing levels of anti social behaviour in the area and I accept that they are expressing a genuine fear that the proposal will probably exacerbate the problems.

The levels of activity that are likely to result from the operation of the premises as a Sheesha Bar particularly late into the night would add to the levels of late night activity that already exist in the area which is referred to in the Police Architectural Liaison officer's report, and which at times takes on an anti-social character. The opening of another business with late night opening hours, combined with the close proximity of the existing hot food shop at 172, Normanton Road, the potential opening of another hot food shop next to the application premises at 174 Normanton Road, which already has planning permission for this use, and other late night venues in the immediate vicinity would, in my opinion, be likely to increase the potential for late night disturbance in close proximity to residential property's because of the likely increase in numbers of people gathering together to use these facilities. I consider that the proposal would lead to a concentration of uses that would attract late night activity to the detriment of neighbouring residents that live immediately adjacent to the site and in the nearby streets.

I also have concerns that the use of the small yard to the rear of the building by a further large unit with a total of 6 units sharing the same yard area for servicing and waste bin storage, will increase the levels of activity in this small yard, also to the detriment of neighbouring residents. Misuse of the fire escape staircase which would also discharge into the same small yard, would also increase the levels of activity to the detriment of neighbouring residential amenity.

The proposed building or structure would be located on the principally flat roof of the property. It would have a double pitched roof with a ridge line that runs the along the length of the building terminating about 1 metre short of the end of the building at either end so that the roof stands about 1 metre from the side elevation wall of the nearest dwelling at 10 Belgrave Street. The roof eaves are inconsistent, with a complete enclosure of walls at the western end close to the dwelling but further to

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the east there would be cut away sections on both sides to provide an open aspect most principally along the southern side. The eastern side is also open so that the roof along parts of its length is like an open canopy without walls. Along other parts of its length it is more enclosed particularly at the western end where the proposal would have three enclosing walls and one open end, and where the proposal attaches to the side wall of the existing two storeys building on its northern side. An acoustic barrier or fence surrounds those parts of the perimeter of the flat roof, which will act both as an acoustic barrier and security wall, enclosing the sides of the flat roof for safety purposes.

The roof would rise to a ridge height of about 2.8 metres above the height of the small parapet wall that surrounds the existing flat roof, and an eaves height of between about 1.4 and 1.7 metres above the parapet wall. The overall height of the building from ground level to ridge level would be about 6.4 metres. I do have concerns over the additional massing, overbearance and increased sense of enclosure that the proposal would impose on the residents of 10 Belgrave Street, and the increased overshadowing of the rear yard and garden areas of that property particularly in the mornings till about midday.

I have further concerns over the external appearance of the proposal. The acoustic panels for the external wall are proposed in some form of sheet material, either plywood decorated with textured paint, a proprietary cladding (Stoneflex) or a plastic coated proofed steel sheeting. The roof is intended to be clad in light roof tiles to match existing buildings although what is precisely meant is not clear. I don't consider the materials to be used in the external wall to be appropriate set at first floor level, in this area which is predominantly composed of buildings of a traditional Victorian red brick construction. I consider that the proposal would look awkward and out of keeping with the existing development in the area.

I am mindful of the concerns of local residents that the proposal could exacerbate an existing anti-social behaviour problem in the area, which seems to have some support from the Police Liaison Officer, however I don't accept that we can simply assume that were the proposal to be approved then it would automatically become a focus for those engaging in antisocial behaviour nor do I accept that it would necessarily lead to increased levels of antisocial behaviour or lead to an increase in drug abuse. I do however accept that there may be a genuine fear amongst residents that this may occur.

I note the Police Liaison Officer's suggestion that this proposal could be given a temporary permission for a year to assess how it would operate and see whether or not the fears are realised. This is an approach that has been taken elsewhere and occasionally within Derby City. In Derby such an approach is usually used in circumstances when the application building is already in place and a change of use to the existing building is proposed. So development costs are small.

I am mindful of the costs that may be involved in carrying out the built development and have concerns that if after 12 months the proposal does prove to be unacceptable in terms of the use, then the implicit termination of the use could leave an unusable building and have cost the developer a considerable amount of that could not be recouped through the operation of a business. Furthermore I have already expressed my concerns over the design of the proposal which I consider to

## **Committee Report Item No: 5**

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be unacceptable, the impact of the structure on the amenity of neighbouring residents, and concerns over the over intensive use of the small rear yard which will impact on neighbouring residents.

In conclusion I consider that the proposal would not be acceptable because of the likely loss of amenity that it would impose on neighbouring residential properties and the wider area, through increased levels of disturbance particularly later into the evenings and night, and also as a result of overbearance and over shadowing. I also consider the external appearance of the proposal would be out of keeping with the character and appearance of the immediate locality and the wider area. For these reasons I consider that the proposal would be unacceptable and I recommend that planning permission should be refused in this case.

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

#### **11.1 To refuse planning permission**

#### **11.2 Reasons:**

1. In the opinion of the Local Planning Authority the proposal by reason of late night activity and disturbance likely to be generated by the proposal, exacerbated by its first floor position and open sided construction, combined with the cumulative impact of late night disturbance from other late night opening venues in the immediate vicinity, would result in an unacceptable loss of residential amenity to neighbouring occupiers and as such the proposal is contrary to saved policy GD5 of the adopted City of Derby Local Plan Review.
2. In the opinion of the Local Planning Authority the proposal by reason of its size and position close to the boundary with adjoining neighbouring properties would result in massing, overbearing and overshadowing impacts that would be detrimental to the level of residential amenity enjoyed by those properties and as such it is contrary to saved policy GD5 of the adopted City of Derby Local Plan Review.
3. In the opinion of the Local Planning Authority the proposal by reason of the over intensification of use of the rear yard area for storage waste recycling facilities and the general activity that would be associated with the use of the yard would be detrimental to the level of residential amenity enjoyed by neighbouring residents and as such it is contrary to saved policy GD5 of the adopted City of Derby Local Plan Review.
4. In the opinion of the Local Planning Authority the proposal by reason of its design, external materials and prominent position in the streetscene would be out of character and detrimental to the visual appearance of the area and as such it is contrary to policy E23 of the adopted City of Derby Local Plan

#### **11.3. Application timescale:**

The 8 week period expired 9<sup>th</sup> July 2010. The determination period was missed as a result of the application having to be referred to planning control committee following a Chairs Briefing Note even though the proposal is being recommended for refusal, as a result of 6 letters of support being received.

**Type:** Full



## **Committee Report Item No: 6**

**Application No:** DER/06/10/00809

**Type:** Full

1. **Address:** 48A Elms Avenue, Littleover.

2. **Proposal:**

Erection of dwelling house (retention of amendments to previously approved planning permission Code No. DER/09/05/001528).

3. **Description:**

This application is being reported to committee as it received 3 letters of objection which were subsequently reported to the Chair of Planning Control Committee and the three ward councillors for the Littleover Ward. Councillor Allen responded that he didn't believe that permission should be granted retrospectively to vary the design, against the officer recommendation. The proposal is consequently being reported to Committee for determination. The application is for retrospective planning permission to retain a dwelling that has been built at this address, following the granting of planning permission but which did not conform to the details that were approved.

Planning permission was originally applied for in 2005 for the erection of a detached dwelling on an infill plot between 48 Elms Avenue and 50 Elms Avenue. The applicant was a relative of the owner of 48 Elms Avenue. One of the reasons for requiring the erection of a dwelling on this plot was to enable the relatives of the owner to live next door as the owner was elderly and it was intended that support could be given to her.

Planning permission was originally granted by Committee at its meeting in December 2005. Work commenced on its construction in April 2006, and first occupied in May 2007.

The house was developed on a narrow infill plot between two existing houses, 48 and 50 Elms Avenue. The house as completed departs from the details that were originally approved in the following respects:

- The eaves height is higher by about 0.3 metres.
- The angle of roof pitch is reduced from about 40° to about 25°.
- The height to the highest part of the roof, the ridge, is reduced from about 8.4 metres to about 7.4 metres.

The proportions of the windows have been altered in a number of instances to a shorter squatter window. The applicant seeks to retain the building as built.

The departure from the approved details only came to the attention of the Development Control Division earlier this year following another enquiry about development at Elms Avenue.

4. **Relevant Planning History:**

DER/05/00328 Erection of a dwelling house. Refused 21/04/05

DER/09/05/01528 Erection of a detached dwelling house. Granted conditionally 23/12/2005

5. **Implications of Proposal:**

5.1. **Economic:**

None.

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

The design of the dwelling does not conform to the design that was originally approved.

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

None.

#### **Highways – Land Drainage:**

None.

#### **Highways – Structures:**

None.

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

None.

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

None.

## **6. Publicity:**

Neighbour Notification Letter	16	Site Notice	
Statutory Press Advert and Site Notice		Discretionary Press Advert and Site Notice	
Other			

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

## **7. Representations:**

Three people have objected with one of the objectors making two separate objections. In summary the objections are:

- The building is an eyesore.
- It doesn't blend in with the existing buildings.
- The eaves level is too high compared with neighbouring properties.
- Departures from approved plans should be challenged.

*These representations have been reproduced in this report*

## **8. Consultations:**

No consultations were undertaken.

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

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



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

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

There is no dispute that the proposal does not conform to the details in the approved plans. The eaves levels have been raised by about 0.3 metres and the roof lowered by about 1.0 metre and the angle of pitch reduced.

Some of the windows are also slightly shorter and squatter than approved

The house does indeed look significantly different from the houses in the immediately surrounding area, the majority of which are of an interwar design and many being semi detached.

The most significant differences between the original houses and the proposal as constructed are:

- the height of brickwork above the first floor window heads has about 11 brick courses where as the original dwellings have only one or two brick courses over the windows.
- The low angle of pitch, at about 25 degrees when neighbouring dwellings have pitches at angles of about 40 degrees.

The shorter squatter windows only serve to emphasise the additional height of brick work between the first floor window heads and the eaves.

As originally approved there was a greater distance between the first floor window heads and the eaves than with the original houses in the street, which would have looked different from the existing houses. This would have been about 0.5 metre or about 7 brick courses compared to about 2 brick courses above first floor window level in the nearest original 1930s dwellings. As built however the brickwork above the window heads has increased to 11 brick courses. This is partly as a result in a reduction in window height and an increase in eaves level.

The roof as installed begins from the higher eaves level but as the angle of slope of the roof has been reduced the ridge height is about 1 metre lower than approved.

If it were insisted upon that the existing dwelling be changed to conform to the approved details it would see a reduction in eaves height of about 200 mm and an increase in ridge height of about 1 metre. Therefore, the massing of the building would be increased even further.

Although the dwelling is a different architectural style than the original 1930s houses with respect to detail, it has similar mass, is built from similar materials and respects the same building line as the existing houses.

If it were to be insisted upon that the house be rebuilt to follow the originally approved plans I still don't consider that the house would be that much more similar to the existing dwellings as to warrant the cost, disruption and distress that this would cause the family that live there.

Although one of the objectors says that he contacted the council, while the house was still under construction to report the departure from the approved plans there are no records of this complaint having been received.

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I think that it is significant to note that with the exception of the claim made in that objectors recent letter of making that complaint, no other complaints appear to have been made, and no other claims that complaints had been made, in the past over the appearance of the house as built. Complaints and objection have only been received in response to the neighbour notification exercise. I would suggest therefore that most other neighbouring residents have not considered that the house as built is so detrimental to the appearance and character of the streetscene as to warrant making a complaint about it in the three or so years that the house has been built and occupied. As such it is necessary to ask if the proposal has had any significant detrimental impact on public visual amenity when there have been no unsolicited complaints about it.

If planning permission were to be refused to retain the dwelling as built it would then have to be considered if it were expedient in the public interest to take enforcement action to have the building reconstructed to meet the details of the approved plans. In my opinion such a move would be disproportionate to the amount of harm that has resulted from the departure from the approved plans.

Enforcement Action could only be taken if the house has not been occupied for 4 years or more, as after 4 years the property would be exempt from enforcement action.

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

**11.1. To grant** planning permission.

**11.2. Summary of reasons:**

Although the house as built does not conform to the details of the originally approved plans it is not considered that as built it has caused any significant loss of visual amenity or character to the streetscene.

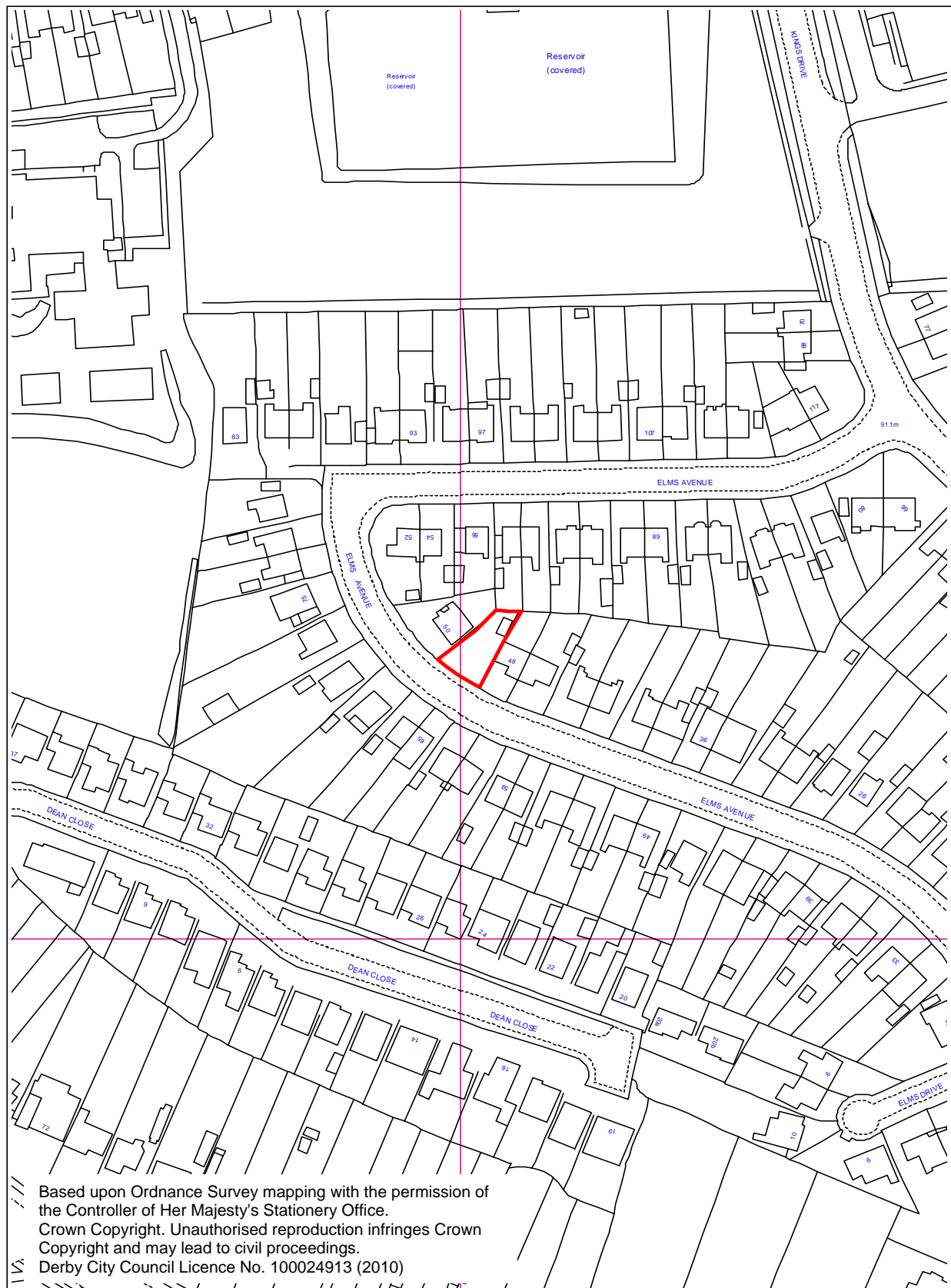
**11.3. Application timescale:**

The eight week period for determination of this proposal is 25 August 2010. This date will be missed due to the proposal having to be reported under the chairs briefing note procedure and then being required to be placed before Committee.

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**Type:** Full



# Enclosure

Ref DER/06/10/00809/PRI

Date 06/07/2010

56 Elm's Avenue,

Littleover,

Derby DE23 6FD

Application No DER/06/10/00809/Pri

Location 48A Elms Avenue,

Littleover, Derby.

CITY OF DERBY	
DEVELOPMENT	
DATE	19 JUL 2010
REFERENCE	2) BCP 50 - P1 NERB
REPLIED	

612/809  
1) PNB-pl at. connect.  
NERB

To whom it may concern,

The above property was built in 2005/6, I opposed the application on both submissions, due to the fact that from the rear of my property the proposed property would look like the Berlin wall and it does.

Not only does the building look an eye saw the brickwork does not blend in with the existing buildings and the brickwork is at least half a metre above the head of the first floor windows, pushing the guttering at least one metre above the guttering's of the properties either side.

This property in my opinion has devalued my property no end and I would like to see it demolished or at least the brickwork be put at the correct height in line with the properties either side.

When the building was being erected and the brickwork started to go up above the first floor windows I rang the planning department to complain, this did nothing as the building work carried on.

At any time during the two application going in to the planning department did any one bother to take my comments on board or visit me to look from my side of my property at the proposed site.

If this building is allowed to remain as it is then I will expect my council tax to be drastically reduced.

I have enclosed photographs from my dinning room and back bed room windows of this eye saw.



# Enclosure





# Enclosure



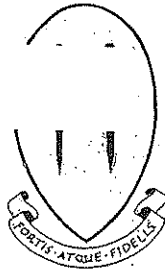
# Enclosure

phone D.

66/899

Abpld

Q  
BP



50 Elms Avenue  
Littleover  
DERBY  
DE23 6FG

22 July 2010

Re DER/06/10/00809/PRI

Dear Mr Phillips,

Regarding the retention of amendments to  
48 A ELMS AVENUE

I objected to the original plans, but work was still carried out during construction which resulted in the guttering height being approximately 4 to 5 feet above that of my property, and also significantly above that of other properties, and I am surprised that this was not noticed and rejected by the City Building Inspector.

The height of the property overshadows the rear of No 50 and excluded sunlight during the major part of the day to the rear of the property.

The property plan examined appears to exclude legal access to the rear of No 48 and also an amendment modifies the legal access to the front of No 48.

The style of the property conflicts with the style of all the other properties in the Avenue, and if I was in a financial position I would buy the property and pull it down and split the area between No 48 and No 50 to prevent any subsequent building in that area again.

Yours faithfully

# Enclosure

**Neighbour comments for Planning Application 06/10/00809**

**Site Address:** 48A Elms Avenue, Littleover, Derby

**Comments received from:** Mr Fairfield, 46 Elms Avenue

**Type of Response:** OBJE

**Comments:**

If the property at 48A is in some respects contrary to the plans approved by Derby City Council, then the remedial work should be enforced.

Wishes to speak at committee.

**Date Comments Accepted:** 21/07/2010





# Enclosure

**Neighbour comments for Planning Application 06/10/00809**

**Site Address:** 48A Elms Avenue, Littleover, Derby

**Comments received from:** Mr Fairfield, 46 Elms Avenue

**Type of Response:** OBJE

**Comments:**

Subsequent, significant building alterations from the plans approved by Derby City council should be challenged.

Wishes to speak at committee.

**Date Comments Accepted:** 26/07/2010





DERBY CITY COUNCIL

# Derby City Council

## Delegated Decisions Made Between 01/07/10 and 18/08/10

Application No	Application Type	Location	Proposal	Decision	Decision Date
07/07/01316/PRI	Full Planning Permission	Jubilee House, 4 St. Christophers Way, Pride Park, Derby	INSTALLATION OF CCTV SYSTEM	Granted	14/07/2010
11/09/01330/PRI	Full Planning Permission	Plots 3 and 4, site of 279 Morley Road, Oakwood, Derby	Alterations to approved dwelling types (previously approved planning permission Code No. DER/06/08/00949) to convert integral garages to habitable rooms and erect 2 detached double garages	Refuse Planning Permission	20/07/2010
11/09/01374/PRI	Full Planning Permission	157 Duffield Road, Derby	Erection of swimming pool, lobby and garages	Granted Conditionally	05/08/2010
11/09/01387/PRI	Full Planning Permission	24 Corn Market, Derby (Herbert Brown & Son Ltd)	Installation of shop front and shutters	Granted Conditionally	01/07/2010
11/09/01388/PRI	Listed Building Consent -alterations	24 Corn Market, Derby (Herbert Brown & Son Ltd)	Installation of shopfront and shutters, removal of internal walls to form staff facilities and display of 4 internally illuminated fascia signs and 1 externally illuminated projecting sign	Granted Conditionally	02/07/2010
11/09/01389/PRI	Advertisement consent	24 Corn Market, Derby (Herbert Brown & Son Ltd)	Display of 4 internally illuminated fascia signs and 1 externally illuminated projecting sign	Granted Conditionally	08/07/2010
12/09/01512/PRI	Advertisement consent	Land adjacent The Spot and Traffic Street Entrances to Westfield Shopping Centre, Derby	Display of 2 internally illuminated post signs	Granted Conditionally	03/08/2010
01/10/00076/PRI	Full Planning Permission	Site of Sawley Packaging Works, Nottingham Road, Derby	Erection of 20 industrial units (Use classes B1 and B8) and smokeless fuel merchants (sui generis)	Withdrawn Application	12/07/2010
01/10/00087/PRI	Variation/Waive of condition(s)	Former B & Q, Ascot Drive, Derby	Variation of condition 2 of previously approved planning permission DER/04/76/00428 and condition on planning permission DER/12/85/01301 to permit the sale of a wider range of goods	Granted Conditionally	26/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
02/10/00120/PRI	Outline Planning Permission	Land at the rear of 81 Locko Road, Spondon, Derby	Residential Development (one bungalow)-extension of time limit of previously approved Outline application Code No. DER/12/06/02048 by a further three years	Granted Conditionally	01/07/2010
02/10/00145/PRI	Full Planning Permission	58 Manor Road, Derby (Former Pidcocks Motorcycles)	Change of use from motorcycle showroom (Sui Generis use) to pet supply store (Use Class A1) and reconfiguration of car parking on-site and installation of floor mounted condensor units at rear of building	Granted Conditionally	13/07/2010
02/10/00179/PRI	Outline Planning Permission	Land at 140/140a and adjacent to 146 Stenson Road, Derby	Residential Development (three dwellings)	Granted Conditionally	20/07/2010
02/10/00192/PRI	Full Planning Permission	178A Allestree Lane, Derby	Erection of boundary wall/railings, formation of vehicular hardstanding and enlargement of vehicular access	Granted Conditionally	23/07/2010
02/10/00201/PRI	Full Planning Permission	431 Stenson Road, Derby	Extension to dwelling house (kitchen, workshop/store room, bedroom and study)	Granted Conditionally	07/07/2010
02/10/00230/PRI	Full Planning Permission	Sunnyhill Post Office, 252 Stenson Road, Derby	Extension to form retail unit with internal alterations to form dwelling house and flat	Refuse Planning Permission	02/08/2010
03/10/00322/PRI	Full Planning Permission	10 Friar Gate, Derby (Former Little Siam Restaurant)	Installation of shop front and security gate	Granted Conditionally	01/07/2010
03/10/00324/PRI	Advertisement consent	10 Friar Gate, Derby (Former Little Siam Restaurant)	Display of externally illuminated fascia sign and non illuminated projecting sign	Granted Conditionally	01/07/2010
03/10/00337/PRI	Full Planning Permission	Units 1 and 2, Babington Court, Gower Street, Derby	Change of use from shop (Use Class A1) to office (Use Class A2) and formation of entrance	Granted Conditionally	07/07/2010
03/10/00339/PRI	Full Planning Permission	Land at side of 56 Mayfair Crescent, Derby	Alteration and conversion of detached garage to form dwelling, and erection of boundary fence	Refuse Planning Permission	06/08/2010
03/10/00341/PRI	Works to Trees under TPO	58 Dewchurch Drive, Sunnyhill, Derby,	Felling of 6 horse chestnut trees protected by Tree Preservation Order 1999 No 217 (Dewchurch Drive Sunnyhill)	Granted Conditionally	05/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
03/10/00367/PRI	Full Planning Permission	10 Welbeck Grove, Allestree, Derby	Extension to dwelling house (study and enlargement of kitchen) and formation of rooms in roofspace (two bedrooms, bathroom, stores and dormer)	Granted Conditionally	02/08/2010
03/10/00378/DCC	Local Council own development Reg 3	Former school field & Playing field adjacent Derby Canal east of Jubilee Road, Shelton Lock, Derby	Formation of access road for temporary period	Granted Conditionally	27/07/2010
03/10/00392/PRI	Full Planning Permission	20-21 Corn Market, Derby (The Book Cafe)	Retention of Change of use from retail (Use Class A1) to mixed use cafe/retail unit (Use Classes A3 and A1)	Granted Conditionally	10/08/2010
04/10/00402/PRI	Variation/Waive of condition(s)	53 Robincroft Road, Allestree, Derby	Variation of condition 1 of planning permission DER/02/89/00225 to allow storage space to be used as habitable accommodation	Refuse Planning Permission	16/07/2010
04/10/00404/PRI	Full Planning Permission	34 Sinfin Moor Lane, Chellaston, Derby	Extension to dwelling house (lounge, utility, cloaks) and formation of rooms in roofspace (bedroom) and alteration to roof (dormer) and enlargement of hall	Granted Conditionally	09/07/2010
04/10/00422/PRI	Full Planning Permission	Sainsbury's, Wyvern Way, Chaddesden, Derby	Erection of petrol filling station for a temporary period	Granted Conditionally	12/07/2010
04/10/00444/PRI	Full Planning Permission	162 Manor Road, Derby	Change of use from dwelling house (Use Class C3) to residential care home (Use Class C2) and extensions to form 3 bedrooms and conservatory	Refuse Planning Permission	02/07/2010
04/10/00446/PRI	Full Planning Permission	12 Shropshire Avenue, Derby	Extension to dwelling house (porch, utility room, w.c., bedroom, study and enlargement of living room)	Refuse Planning Permission	20/07/2010
04/10/00458/PRI	Full Planning Permission	37 South Avenue, Darley Abbey, Derby	Extension to dwelling house (enlargement of kitchen and bedroom)	Granted Conditionally	20/07/2010
04/10/00468/PRI	Advertisement consent	St. Benedict RC School & Sixth Form Centre, Duffield Road, Derby	Display of 4 non illuminated freestanding signs and 1 externally illuminated freestanding sign	Granted Conditionally	27/07/2010
04/10/00471/PRI	Full Planning Permission	486A Nottingham Road, Derby	Change of use of first floor flat (Use Class C3) to taxi office (Sui Generis use)	Granted Conditionally	16/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
04/10/00474/PRI	Certificate of Lawfulness Proposed Use	39 Bromley Street, Derby	Formation of room in roof space (bedroom)	Granted	09/07/2010
04/10/00479/PRI	Full Planning Permission	33 Goodwood Drive, Alvaston, Derby	Extension to dwelling house (utility room and bedroom)	Granted Conditionally	08/07/2010
04/10/00488/PRI	Full Planning Permission	5 Harepit Close, Alvaston, Derby	Retention of extension to dwelling house (conservatory)	Granted	05/08/2010
04/10/00490/PRI	Full Planning Permission	340 Uttoxeter New Road, Derby	Change of use from residential (Use Class C3) to house in multiple occupation (Use Class C4) including external alterations	Granted Conditionally	07/07/2010
04/10/00495/PRI	Outline Planning Permission	Land at side of 44 Southcroft, Littleover, Derby	Residential development (one dwelling house)	Refuse Planning Permission	02/07/2010
04/10/00504/PRI	Full Planning Permission	51A Shaftesbury Street, Derby	Retention of change of use to hot food preparation and delivery service (Use Class A5)	Granted Conditionally	12/07/2010
04/10/00505/PRI	Full Planning Permission	Land rear of 17 and 19 Derby Road, Chellaston, Derby (access between 19 and 21)	Erection of 2 dwelling houses	Refuse Planning Permission	21/07/2010
05/10/00508/PRI	Full Planning Permission	7 Hollymoor Drive, Chellaston, Derby	Formation of vehicular hardstanding	Granted Conditionally	07/07/2010
05/10/00511/PRI	Full Planning Permission	Carsington House, Park Farm Centre, Allestree, Derby	Change of use of offices (Use Class B1) to 11 flats on first floor (Use Class C3)-Extension of time period for previously approved planning permission DER/01/07/00199 by a further three years	Granted Conditionally	03/08/2010
05/10/00513/PRI	Full Planning Permission	Learning & Development Centre, Rolls Royce Plc, Wilmore Road, Derby	Erection of training academy with kitchen/dining area and formation of parking area	Granted Conditionally	08/07/2010
05/10/00516/PRI	Full Planning Permission	Site of St. Georges Church, Shaftesbury Crescent, Derby	Demolition of church and erection of 9 apartments	Granted Conditionally	12/08/2010
05/10/00519/PRI	Full Planning Permission	5 Regis Close, Oakwood, Derby	Extension to dwelling house (garage - Amendments to previously approved planning permission Code No. DER/06/08/00889/PRI)	Granted Conditionally	06/08/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
05/10/00522/PRI	Works to Trees in a Conservation Area	63 Belper Road, Derby	Works to various trees within Strutts Park Conservation Area	Raise No Objection	16/08/2010
05/10/00525/PRI	Listed Building Consent -alterations	Southern Derbyshire Magistrates Court, St. Marys Gate, Derby	Replacement and repair of york stone slabs in Shirehall	Granted Conditionally	15/07/2010
05/10/00526/PRI	Full Planning Permission	11 Swanmore Road, Littleover, Derby	Extension to dwelling house (sun lounge and garage)	Granted Conditionally	06/07/2010
05/10/00527/PRI	Full Planning Permission	21 Havenbault Avenue, Littleover, Derby	Extension to dwelling house (kitchen) and formation of dormer and rooms in roofspace (bedroom and en-suite with alterations to roof)	Granted Conditionally	13/07/2010
05/10/00528/PRI	Full Planning Permission	23 Havenbault Avenue, Littleover, Derby	Extension to dwelling house (kitchen) and formation of rooms in roofspace (bedroom and en-suite) including alterations to roof, installation of dormer and erection of a detached garage	Granted Conditionally	13/07/2010
05/10/00529/PRI	Certificate of Lawfulness Proposed Use	33 Pulborough Gardens, Littleover, Derby	Extension to dwelling house (kitchen)	Granted	09/07/2010
05/10/00530/PRI	Full Planning Permission	199 Uttoxeter New Road, Derby	Change of use from residential (Use Class C3) to house in multiple occupation (sui generis use)	Granted Conditionally	12/07/2010
05/10/00537/PRI	Full Planning Permission	7 Chatsworth Crescent, Allestree, Derby	Extension to dwelling house (garage and 2 bedrooms)	Granted Conditionally	08/07/2010
05/10/00539/PRI	Full Planning Permission	21 Scarsdale Avenue, Allestree, Derby	Extension to dwelling house (garage, utility room, kitchen and lounge) and formation of rooms in enlarged roof space (2 bedrooms)	Granted Conditionally	06/07/2010
05/10/00540/PRI	Full Application - Article 4	3 The Hill, Darley Abbey, Derby	Replacement of 3 windows in front elevation	Granted Conditionally	15/07/2010
05/10/00546/PRI	Advertisement consent	Coffee Shop, Derby Midland Railway Station, Railway Terrace, Derby	Display of internally illuminated fascia sign	Refuse Planning Permission	07/07/2010
05/10/00547/PRI	Full Planning Permission	64 Colwyn Avenue, Derby	Extension to dwelling house (2 bedrooms, en-suite, shower, study, bathroom and enlargement of kitchen)	Granted Conditionally	07/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
05/10/00548/PRI	Full Planning Permission	7 Canberra Close, Mickleover, Derby	Extension to dwelling house (canopy, bedroom, bathroom, and enlargement of bedroom) and hipped roof over garage	Granted Conditionally	07/07/2010
05/10/00549/DC5	Prior Notification	Land east of junction of Chellaston Road / Merrill Way, Allenton, Derby	Installation of replacement 13.8m high mast, 6 antennae, equipment cabinets and bollards	Raise No Objection	02/07/2010
05/10/00550/PRI	Full Planning Permission	3 Carnoustie Close, Mickleover, Derby	Extension to bungalow (living room/dining room)	Refuse Planning Permission	13/07/2010
05/10/00553/PRI	Full Planning Permission	143 Sancroft Road, Spondon, Derby	Extension to dwelling (garage, porch, hall, w.c, utility and bedroom) and erection of boundary wall	Granted Conditionally	06/07/2010
05/10/00557/PRI	Full Planning Permission	304 Normanton Road, Derby	Retention of change of use from restaurant (Use Class A3) to hot food takeaway (Use Class A5) and restaurant (Use Class A3) including installation of shop front, roller shutters, extraction flue, boundary fence and gates	Granted Conditionally	20/07/2010
05/10/00558/PRI	Advertisement consent	304 Normanton Road, Derby	Display of one internally illuminated fascia sign and one internally illuminated hanging sign	Granted Conditionally	20/07/2010
05/10/00560/PRI	Full Planning Permission	605 London Road, Derby (Frydays)	Installation of roller shutters	Granted Conditionally	20/07/2010
05/10/00561/PRI	Full Planning Permission	1 Glenorchy Court, Oakwood, Derby	Extensions to dwelling house (porch and bedroom)	Granted Conditionally	08/07/2010
05/10/00564/DCC	Full Planning Permission	Land at Sinfin Moor Park, east of Community Centre, Sinfin Lane, Sinfin, Derby	Construction of BMX track and access footpath	Granted Conditionally	26/07/2010
05/10/00565/PRI	Full Planning Permission	66 Valley Road, Littleover, Derby	Extension to dwelling house (kitchen/dining room, study, garage, utility, w.c., and 2 bedrooms with en-suites)	Granted Conditionally	09/07/2010
05/10/00566/PRI	Full Planning Permission	3 Coppicewood Drive, Littleover, Derby	Extension to dwelling house (sun lounge)	Granted Conditionally	29/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
05/10/00567/DC5	Prior Notification	Highway verge adjacent 164 Max Road, Chaddesden, Derby	Installation of replacement 11.8 metre high telecommunications mast, with 6 antennae and equipment cabinet	Raise No Objection	08/07/2010
05/10/00568/PRI	Full Planning Permission	2 Macklin Street, Derby	Change of use from amusement arcade (Sui Generis use) to Off Licence (Use Class A1)	Granted Conditionally	13/07/2010
05/10/00569/PRI	Certificate of Lawfulness Proposed Use	149 Highfields Park Drive, Derby	Formation of rooms in roof space (bedroom, en-suite and dormers)	Granted	12/07/2010
05/10/00570/PRI	Full Planning Permission	Land, Exeter Street, Derby	Formation of car park for temporary period	Granted Conditionally	21/07/2010
05/10/00572/PRI	Full Planning Permission	13 The Chase, Sinfin, Derby	Extension of detached studio to form ancillary accommodation (kitchen, living room, bedroom and bathroom)	Granted Conditionally	23/07/2010
05/10/00574/DCC	Full Planning Permission	St. Giles School, Hampshire Road, Derby	Extension to school (canopy), installation of windows and erection of walls	Granted Conditionally	15/07/2010
05/10/00575/PRI	Full Planning Permission	22 Laburnum Grove, Kingsway, Derby	Extension to dwelling house (store, bathroom, porch and enlargement of bedroom)	Granted Conditionally	04/08/2010
05/10/00577/PRI	Full Planning Permission	5 Deepdale Road, Spondon, Derby	Extension to dwelling house (bedroom, en-suite, w.c, hall and conservatory)	Granted Conditionally	04/08/2010
05/10/00580/PRI	Full Planning Permission	60 Shropshire Avenue, Derby	Extension to dwelling house (kitchen, garage and utility room)	Granted Conditionally	02/07/2010
05/10/00581/PRI	Full Planning Permission	Hunters Moon, 30 Penny Long Lane, Derby	Extension to dwelling house (porch)	Granted Conditionally	05/08/2010
05/10/00583/PRI	Advertisement consent	2 Gerard Street and 93 Macklin Street, Derby	Display of non-illuminated fascia sign and internally illuminated projecting sign	Granted Conditionally	02/08/2010
05/10/00584/PRI	Full Planning Permission	35 Ladbrooke Gardens, Derby	Extensions to dwelling house (bedroom, dressing room, and en-suite)	Refuse Planning Permission	27/07/2010
05/10/00585/DCC	Full Planning Permission	Becket Primary School, Monk Street, Derby	Excavation works to playing field to replace soil to an approximate depth of 300mm	Granted Conditionally	21/07/2010
05/10/00586/PRI	Full Planning Permission	95 Portreath Drive, Allestree, Derby	Extension to dwelling house (enlargement of dining/kitchen)	Granted Conditionally	20/07/2010



Application No	Application Type	Location	Proposal	Decision	Decision Date
05/10/00587/PRI	Full Planning Permission	11 St. Peters Way, Derby	Change of use from retail (Use Class A1) to retail and clinic (Use Classes A1 and D1)	Granted Conditionally	09/08/2010
05/10/00588/PRI	Full Planning Permission	29 Morningside Close, Allenton, Derby	Extension to dwelling house (utility room, w.c.and enlargement of kitchen, dining room and hall)	Granted Conditionally	06/07/2010
05/10/00590/PRI	Full Planning Permission	21-33 St. Peter's Street, 23-26 Audley Centre and 22-36 East Street, Derby	Alterations to external elevations	Granted Conditionally	16/07/2010
05/10/00591/PRI	Full Planning Permission	34 Vauxhall Avenue, Derby	Extension to dwelling house (garage, hall, store, bedroom and en-suite)	Granted Conditionally	19/07/2010
05/10/00592/PRI	Full Planning Permission	27 Balfour Road, Derby	Erection of greenhouse	Granted Conditionally	19/07/2010
05/10/00593/PRI	Full Planning Permission	The Yard, 2 Arthur Street, Derby	Alterations and conversion of workshop to form 2 residential units	Granted Conditionally	16/07/2010
05/10/00595/PRI	Advertisement consent	Car Dealership, Sir Frank Whittle Road, Derby (Bristol Street Motors)	Display of various internally illuminated and non illuminated signage	Granted Conditionally	21/07/2010
05/10/00596/PRI	Full Planning Permission	Tesco Express, Stenson Road, Derby	Retention of 2 air conditioning units	Granted Conditionally	16/07/2010
05/10/00598/PRI	Works to Trees in a Conservation Area	Tree at Old Blacksmiths Yard, Derby	Crown lift to 5 metres, removal of deadwood and removal of branches by up to 2 metres of Plane Tree within City Centre Conservation Area	Raise No Objection	02/07/2010
05/10/00599/PRI	Full Planning Permission	1 Peak Drive, Derby (Sainsbury's)	Alterations to petrol filling station including alterations to access	Granted Conditionally	06/08/2010
05/10/00608/PRI	Works to Trees under TPO	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby	Remove three branches from Sycamore tree protected by Tree Preservation Order 1993 No 78 (Rykneld Hospital Rykneld Road)	Granted Conditionally	19/07/2010
05/10/00609/DCC	Works to Trees under TPO	Allestree Golf Course, Allestree Park, Duffield Road, Derby	Felling and various works to trees protected by Tree Preservation Order 2000 No. 235 (trees at Allestree Park)	Granted Conditionally	12/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
05/10/00610/PRI	Full Planning Permission	1 St. Johns Drive, Chaddesden, Derby	Extension to dwelling house (conservatory)	Granted Conditionally	02/08/2010
05/10/00611/PRI	Full Planning Permission	Units 24 - 25, Pullman Business Park, Mallard Way, Pride Park, Derby	Erection of offices	Granted Conditionally	27/07/2010
05/10/00614/DC5	Prior Notification	Land in front of 2a Chestnut Avenue, Mickleover, Derby	Installation of replacement 13.8m high telecommunications mast, 6 antennae and equipment cabinet	Raise No Objection	19/07/2010
05/10/00615/PRI	Full Planning Permission	50 Highfield Road, Derby	Extension to dwelling house (single storey rear extension)	Granted Conditionally	23/07/2010
05/10/00616/PRI	Full Planning Permission	17 Fowler Avenue, Spondon, Derby	Extension to dwelling house (enlargement of study)	Granted Conditionally	23/07/2010
05/10/00617/PRI	Full Planning Permission	Pride Park Stadium, Pride Park, Derby	Erection of monument comprising bronze statue, podium and associated landscaping ( amendment to previously approved permission Code No. DER/03/10/00269/PRI)	Granted Conditionally	16/07/2010
05/10/00618/PRI	Advertisement consent	10 Morley Road, Chaddesden, Derby (Wilmot Service Station)	Display of 3 illuminated forecourt canopy signs and 1 illuminated freestanding sign	Granted Conditionally	06/07/2010
05/10/00619/PRI	Full Planning Permission	50 Nottingham Road, Spondon, Derby (Total Garage)	Installation of ATM and bollards	Granted Conditionally	22/07/2010
05/10/00620/PRI	Full Planning Permission	5 Bonnyrigg Drive, Oakwood, Derby	Extension to dwelling house (living room, bedroom and study)	Refuse Planning Permission	20/07/2010
05/10/00623/PRI	Works to Trees in a Conservation Area	St Matthews Church, Church Lane, Darley Abbey, Derby	Felling of 2 Lawson cypress trees within Darley Abbey Conservation Area	Raise No Objection	08/07/2010
05/10/00624/PRI	Works to Trees in a Conservation Area	Coppice Corner, 8c The Green, Mickleover, Derby	Reduction in height of 6 hawthorn trees within Mickleover Conservation Area	Raise No Objection	08/07/2010
05/10/00625/PRI	Full Planning Permission	223 Blagreaves Lane, Littleover, Derby	Erection of 2.13m high gates	Granted Conditionally	15/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
05/10/00627/PRI	Non-material amendment	Land west of Rowallan Way, Chellaston, Derby	Erection of detached care home for the elderly (Use Class C2) (67 bedrooms together with associated car parking facilities-Non material amendments to previously approved planning application Code No. DER/03/08/00326/PRI)	Granted	20/07/2010
05/10/00628/PRI	Full Planning Permission	39 Crabtree Close, Allestree, Derby	Extension to dwelling house (three bedrooms, bathroom, hall and enlargement of dining room and garage)	Refuse Planning Permission	23/07/2010
05/10/00629/PRI	Full Planning Permission	7 Loxley Close, Oakwood, Derby	Extension to dwelling house (enlargement of kitchen, breakfast area, garage, bedroom, en-suite and enlargement of bedroom)	Granted Conditionally	20/07/2010
05/10/00631/PRI	Full Planning Permission	65 High Street, Chellaston, Derby	Change of Use from Use Class A1 (retail) to Use Class A5 (hot food takeaway) and installation of extraction flue	Refuse Planning Permission	05/08/2010
05/10/00632/PRI	Full Planning Permission	7 Palmerston Street, Derby	Extension to dwelling house (two bedrooms and enlargement of kitchen/dining room)	Refuse Planning Permission	04/08/2010
05/10/00634/PRI	Full Planning Permission	12 Chester Avenue, Allestree, Derby	Extension to dwelling house (garden room)	Granted Conditionally	28/07/2010
06/10/00635/PRI	Full Planning Permission	9 Beechwood Crescent, Littleover, Derby	Extension to dwelling (kitchen/dining room and utility room) and formation of rooms in roof space (bedrooms and bathroom)	Refuse Planning Permission	27/07/2010
06/10/00636/PRI	Full Planning Permission	5 Mallard Way, Pride Park, Derby	Change of use from Offices (Use Class B1) to Offices (Use Class B1) with Training (Use Class D1)	Granted Conditionally	28/07/2010
06/10/00637/PRI	Full Planning Permission	16 Mallard Way, Pride Park, Derby	Change of Use from Use Class B1 (Offices) to Use Class D1 (Training) with offices	Granted Conditionally	28/07/2010
06/10/00639/PRI	Full Planning Permission	90 Western Road, Mickleover, Derby (Westside Nursing Home)	Extension to care home (conservatory)	Granted Conditionally	27/07/2010
06/10/00644/PRI	Full Planning Permission	48 Darley Park Road, Derby	Extensions to dwelling house (kitchen, family room/dining room, 2 bedrooms, en-suite and enlargement of garage)	Refuse Planning Permission	10/08/2010

**Enclosure**

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00645/PRI	Full Planning Permission	61 Blenheim Drive, Allestree, Derby	Extension to dwelling house (shower room, bedroom and enlargement of kitchen/family room and bedroom)	Refuse Planning Permission	20/07/2010
06/10/00646/PRI	Non-material amendment	Land at rear of 25 Penny Long Lane, Derby (access via Broadway)	Erection of dwelling house and formation of vehicular access (non-material amendment to previously approved planning permission Code No. DER/10/09/01235/PRI)	Withdrawn Application	12/07/2010
06/10/00648/PRI	Advertisement consent	49 Park Farm Centre, Allestree, Derby	Display of 2 externally illuminated fascia signs, 2 internally illuminated projecting signs and 2 non-illuminated wall signs	Granted Conditionally	27/07/2010
06/10/00649/DCC	Full Planning Permission	North Chaddesden Children's Centre, 3 Audrey Drive, Chaddesden, Derby	Formation of 4 additional car parking spaces	Granted Conditionally	26/07/2010
06/10/00650/PRI	Full Planning Permission	Asda, Derby Road, Spondon, Derby	Alterations to warehouse (installation of ramp, roller shutter door, erection of wall and re-location of compactor)	Granted Conditionally	04/08/2010
06/10/00651/PRI	Full Planning Permission	81-83 London Road, Derby	Change of Use from hairdressing Salon (Use Class A1) to Dental clinic/laboratory (Use Class D1)	Granted Conditionally	23/07/2010
06/10/00654/PRI	Full Planning Permission	6 Petersham Drive, Alvaston, Derby	Extension to dwelling house (conservatory)	Granted Conditionally	02/08/2010
06/10/00655/PRI	Full Planning Permission	145 Normanton Lane, Littleover, Derby	Extension to dwelling house (playroom, 2 bedrooms and enlargement of dining room and hall)	Refuse Planning Permission	29/07/2010
06/10/00656/DCC	Full Planning Permission	Spondon Children's Centre, Borrowash Road, Spondon, Derby	Extension to Children's Centre (community room, office, reception, lobby and enlargement of waiting area)	Granted Conditionally	17/08/2010
06/10/00657/PRI	Full Planning Permission	534 Duffield Road, Derby	Extension to dwelling house (enlargement of lounge), erection of detached garage and formation of patio	Granted Conditionally	29/07/2010
06/10/00658/PRI	Full Planning Permission	1 Old Orchard Walk, Spondon, Derby	Extension to dwelling house (bedroom and en-suite)	Refuse Planning Permission	05/08/2010
06/10/00659/PRI	Full Planning Permission	2 Willowbrook Grange, Chellaston, Derby	Extension to dwelling house (study)	Granted Conditionally	04/08/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00660/DCC	Local Council own development Reg 3	52 Duncan Road, Derby	Extension to dwelling house (bedroom and shower room)	Granted Conditionally	20/07/2010
06/10/00661/PRI	Full Planning Permission	574 Kedleston Road, Derby	Extension to dwelling house (2 bedrooms) and formation of pitched roof to garage	Granted Conditionally	29/07/2010
06/10/00662/PRI	Full Planning Permission	Surface Car Park, Liversage Street, Derby	Retention of car park	Granted Conditionally	12/08/2010
06/10/00663/PRI	Full Planning Permission	143 Radbourne Street, Derby	Erection of garage	Granted Conditionally	28/07/2010
06/10/00664/PRI	Full Planning Permission	1 Franchise Street, Derby (Grab-A-Bite Sandwich Shop)	Installation of roller shutters	Granted Conditionally	07/07/2010
06/10/00665/PRI	Full Planning Permission	39 Derby Lane, Derby	Erection of 3 replacement garages	Granted Conditionally	13/08/2010
06/10/00667/PRI	Full Planning Permission	26 Edale Close, Allestree, Derby	Extension to dwelling (enlargement of kitchen and lounge) and erection of detached garage	Granted Conditionally	26/07/2010
06/10/00669/PRI	Full Planning Permission	Wheeldon House, Prime Park Way, Derby	Extension to offices (extension of time limit of previously approved planning application Code No. DER/03/07/00599/PRI by a further three years)	Granted Conditionally	05/08/2010
06/10/00671/PRI	Full Planning Permission	9 Tennessee Road, Chaddesden, Derby	Extension to dwelling house (dining room, utility room , 2 bedrooms and enlargement of kitchen)	Granted Conditionally	26/07/2010
06/10/00672/PRI	Full Planning Permission	171 Western Road, Mickleover, Derby	Extension to dwelling house (family room, garage, w.c.,study, bedroom and en-suite)	Granted Conditionally	16/08/2010
06/10/00674/PRI	Full Planning Permission	36 Westgreen Avenue, Allenton, Derby	Extension to dwelling house (kitchen/dining room, utility room and shower room)	Granted Conditionally	02/08/2010
06/10/00676/PRI	Full Planning Permission	387 Duffield Road, Derby	Erection of double garage	Granted Conditionally	16/08/2010
06/10/00677/PRI	Full Planning Permission	26 Station Road, Chellaston, Derby	Extension to dwelling house (sun lounge)	Granted Conditionally	05/08/2010
06/10/00679/PRI	Advertisement consent	7 Morley House, Shardlow Road, Alvaston, Derby	Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign	Granted Conditionally	27/07/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00682/PRI	Full Planning Permission	392 Burton Road, Derby	Raise level of rear garden	Granted Conditionally	02/08/2010
06/10/00683/PRI	Full Planning Permission	14 Rona Close, Sinfen, Derby	Extension to dwelling house (porch, bedroom, enlargement of kitchen and bedroom)	Refuse Planning Permission	05/08/2010
06/10/00684/PRI	Full Planning Permission	19 Palladium Drive, Littleover, Derby	Extension to dwelling house (garage, bedroom, dressing room and en-suite)	Granted Conditionally	02/08/2010
06/10/00685/PRI	Advertisement consent	Unit 1 Oakwood District Centre, Danebridge Crescent, Oakwood, Derby (Somerfield Store)	Display of externally illuminated fascia sign, 2 non illuminated fascia signs and various non illuminated signage	Granted Conditionally	28/07/2010
06/10/00686/PRI	Full Planning Permission	4 Cherry Close, Mickleover, Derby	Extension to dwelling house (study, dressing area and en-suite)	Granted Conditionally	28/07/2010
06/10/00687/PRI	Full Planning Permission	33 Burnaby Street, Derby	Extension to dwelling house (conservatory)	Granted Conditionally	26/07/2010
06/10/00688/PRI	Full Planning Permission	Lister House 53 Harrington Street, Pear Tree, Derby	Extension to surgery and erection of external staircase, alterations to entrance doors and installation of 2 external condensor units	Refuse Planning Permission	04/08/2010
06/10/00689/PRI	Works to Trees in a Conservation Area	35 Park Road, Spondon, Derby	Felling of Cherry tree within Spondon Conservation Area	Raise No Objection	15/07/2010
06/10/00690/PRI	Full Planning Permission	15 Chester Avenue, Allestree, Derby	Extensions to dwelling house (store, w.c., dining room, 2 bedrooms, en-suite and enlargement of lounge and bedroom) and erection of detached garage	Granted Conditionally	04/08/2010
06/10/00691/PRI	Full Planning Permission	10 Whyteleafe Grove, Oakwood, Derby	Extension to dwelling house (bedroom and bathroom)	Refuse Planning Permission	04/08/2010
06/10/00692/PRI	Full Planning Permission	30 Harrington Street, Pear Tree, Derby	Extension to dwelling house (shower room and enlargement of dining room)	Refuse Planning Permission	05/08/2010
06/10/00693/PRI	Advertisement consent	840 Osmaston Road, Derby (Somerfield Store)	Display of 2 externally illuminated fascia signs and 2 non illuminated signs	Granted Conditionally	02/08/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00694/PRI	Full Planning Permission	Land at side of 14 Rydal Close, Allestree, Derby	Erection of dwelling house	Refuse Planning Permission	13/08/2010
06/10/00696/PRI	Full Planning Permission	3-5 Derby Lane, Derby (Booze Village)	Installation of shop front and security shutters	Granted Conditionally	28/07/2010
06/10/00697/PRI	Full Planning Permission	4 Sherwood Avenue, Chaddesden, Derby	Extension to dwelling (bathroom, kitchen and lounge)	Refuse Planning Permission	04/08/2010
06/10/00698/PRI	Full Planning Permission	Tesco Stores Ltd, Kipling Drive, Mickleover, Derby	Installation of door	Granted Conditionally	20/07/2010
06/10/00700/PRI	Works to Trees under TPO	15 The Hollow, Littleover, Derby	Crown cleaning, crown thinning by 5%, crown lifting to 4-5 metres and deadwooding of Cedar tree and crown lift to 4 metres of Beech tree protected by Tree Preservation Order 2008 No 513 (15 The Hollow Littleover Derby)	Granted Conditionally	20/07/2010
06/10/00701/PRI	Full Planning Permission	29 Lockwood Road, Allestree, Derby	Extension to dwelling house (bedroom, bathroom, conservatory and enlargement of bedroom)	Refuse Planning Permission	05/08/2010
06/10/00704/PRI	Advertisement consent	Unit 1 and part of Car park, Kingsway Retail Park, Derby (former B&Q)	Display of 4 internally illuminated fascia signs and various non illuminated signs	Granted Conditionally	16/08/2010
06/10/00705/PRI	Full Planning Permission	14 Middleton Avenue, Littleover, Derby	Extensions to dwelling house (kitchen, dining room, family room, utility room, porch, bedroom, en-suite, bathroom and study) and formation of rooms in roof space (hobby room and 2 store rooms) - Amendment to previously approved permission DER/02/10/00148 to amend roof on rear extension from gable to hip	Granted Conditionally	20/07/2010
06/10/00706/PRI	Advertisement consent	Rolls Royce Sports Centre, Moor Lane, Allenton, Derby	Display of 2 internally illuminated fascia signs	Granted Conditionally	26/07/2010
06/10/00707/PRI	Advertisement consent	72 St. Peters Street, Derby (Alliance and Leicester)	Display of 3 internally illuminated fascia signs, 1 non illuminated fascia sign, 1 externally illuminated hanging sign, and ATM signage	Granted Conditionally	04/08/2010
06/10/00712/PRI	Full Planning Permission	96 Maple Drive, Chellaston, Derby	Extension to dwelling house (conservatory)	Granted Conditionally	02/08/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00714/PRI	Full Planning Permission	4 Chilson Drive, Mickleover, Derby	Extension to dwelling house (living area, utility, cloaks, bedroom and enlargement of bathroom)	Granted Conditionally	23/07/2010
06/10/00718/PRI	Certificate of Lawfulness Proposed Use	8 Darley Park Road, Derby (St Margarets)	Extension to dwelling (sun lounge and en-suite)	Granted	05/08/2010
06/10/00720/PRI	Advertisement consent	Ramada Encore Hotel, Locomotive Way, Pride Park, Derby	Display of one internally illuminated sign	Granted Conditionally	26/07/2010
06/10/00721/PRI	Full Planning Permission	8 Tiber Close, Alvaston, Derby	Extension to dwelling house (utility room and enlargement of garage)	Granted Conditionally	02/08/2010
06/10/00723/PRI	Certificate of Lawfulness Proposed Use	5 Cleveland Avenue, Chaddesden, Derby	Extension to dwelling house (enlargement of kitchen/dining area)	Granted	11/08/2010
06/10/00724/PRI	Full Planning Permission	Land at side of 41 Marylebone Crescent, Derby	Erection of dwelling house	Refuse Planning Permission	11/08/2010
06/10/00725/PRI	Full Planning Permission	3 Stourport Drive, Chellaston, Derby	Extension to dwelling house (lounge, bedroom and enlargement of utility and bedroom)	Granted Conditionally	26/07/2010
06/10/00726/PRI	Listed Building Consent -alterations	South Wing, 2 Mickleover Manor, Mickleover, Derby	Internal alterations to form additional bedrooms	Granted Conditionally	26/07/2010
06/10/00727/DC5	Full Planning Permission	Land at rear of 29-31 Ashbourne Road, Derby	Installation of replacement 15.2m high telecommunications mast, 3 antennae and equipment cabinet	Granted Conditionally	10/08/2010
06/10/00729/PRI	Non-material amendment	Site of Anglers Arms PH, Nottingham Road, Spondon, Derby	Erection of residential care home and demolition of public house - non material amendment to previously approved permission DER/05/09/00491 to change 2 bedrooms into lounge and lounge into 1 bedroom	Granted	07/07/2010
06/10/00730/PRI	Demolition of dwelling house	The Rhino P H, Max Road, Chaddesden, Derby	Demolition of public house	Raise No Objection	20/07/2010
06/10/00731/PRI	Full Planning Permission	42 Huntley Avenue, Spondon, Derby	Extension to dwelling house (conservatory)	Granted Conditionally	05/08/2010
06/10/00732/PRI	Full Planning Permission	77 Vicarage Road, Mickleover, Derby	Extensions to dwelling house (garage, utility and kitchen)	Granted Conditionally	05/08/2010



Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00733/PRI	Full Planning Permission	Village Primary School, Village Street, Derby	Erection of storage container	Granted Conditionally	05/08/2010
06/10/00734/PRI	Full Planning Permission	6 Greenburn Close, Littleover, Derby	Extension to dwelling house (bedroom, bathroom and enlargement of kitchen)	Granted Conditionally	05/08/2010
06/10/00735/PRI	Full Planning Permission	154 Allestree Lane, Derby	Extension to dwelling house (porch, garage, utility, cloaks, living room, bedroom and en-suite)	Granted Conditionally	13/08/2010
06/10/00736/PRI	Full Planning Permission	80 St. James Road, Derby	Extension to dwelling house (kitchen and shower room)	Granted Conditionally	20/07/2010
06/10/00737/PRI	Reserved Matters	Site of 63 - 65 and rear of 61 Nottingham Road, Spondon, Derby	Residential development (reserved matters of access under DER/11/09/1410/PRI)	Granted Conditionally	13/08/2010
06/10/00738/PRI	Full Planning Permission	33 Marina Drive, Allenton, Derby	Extension to dwelling house (shower room, enlargement of kitchen/dining room and 2 bedrooms)	Granted Conditionally	05/08/2010
06/10/00745/PRI	Full Planning Permission	Garage corner of Whitehurst Street and Brigden Avenue, Allenton, Derby (formerly part of 46 Whitehurst Street)	Erection of Hairdressing Salon (Use Class A1)	Refuse Planning Permission	16/08/2010
06/10/00746/PRI	Works to Trees in a Conservation Area	18 Chevin Road, Derby	Felling of Pear Tree within Strutts Park Conservation Area	Raise No Objection	19/07/2010
06/10/00747/PRI	Full Planning Permission	207 Rykneld Road, Littleover, Derby	Extension to dwelling (garage, bedroom and enlargement of kitchen)	Granted Conditionally	02/08/2010
06/10/00757/PRI	Advertisement consent	Bluebell Park Care Home, Royal Glen Park, Rowallan Way, Chellaston, Derby	Erection of flagpole and display of externally illuminated freestanding sign	Granted Conditionally	05/08/2010
06/10/00758/PRI	Full Planning Permission	1 Keats Avenue, Littleover, Derby	Extension to dwelling house (lounge, 2 bedrooms, en-suite and enlargement of lounge/dining area)	Granted Conditionally	13/08/2010
06/10/00760/PRI	Full Planning Permission	113 St. Albans Road, Derby	Extension to dwelling house (porch, garden room, w.c, bathroom, bedroom/study and enlargement of kitchen/dining room)	Granted Conditionally	02/08/2010

**Enclosure**

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00762/PRI	Full Planning Permission	16 Goodwood Drive, Alvaston, Derby	Extension to dwelling house (bedroom and en-suite)	Refuse Planning Permission	06/08/2010
06/10/00763/DCC	Full Planning Permission	9 Theatre Walk, Derby	Change of use from shop storage (Use Class A1) to office (Use Class B1)	Granted Conditionally	16/07/2010
06/10/00764/PRI	Full Planning Permission	90 West Bank Road, Allestree, Derby	Extension to dwelling house (enlargement of porch and bedroom)	Granted Conditionally	17/08/2010
06/10/00765/PRI	Full Application - disabled People	15 Village Street, Derby	Extension to dwelling house to form annexe for dependant relative (bedroom and shower room)	Granted Conditionally	02/08/2010
06/10/00766/PRI	Full Planning Permission	44 Robincroft Road, Allestree, Derby	Extensions to dwelling house (garage, dining room, w.c, bathroom, bedroom and en-suite)	Granted Conditionally	16/08/2010
06/10/00767/PRI	Full Planning Permission	Land at side of 54 Grange Road, Alvaston, Derby (with access adjacent 92 Holbrook Road)	Erection of dwelling house (amendments to previously approved planning application Code No. DER/09/09/01124/PRI)	Granted Conditionally	17/08/2010
06/10/00768/PRI	Works to Trees under TPO	110 Blagreaves Lane, Littleover, Derby	Crown clean, remove deadwood, reduce crown by 10% and crown lift to 4m of plane tree and crown clean, deadwood, reduce crown by 10% and crown lift to 5m of Sycamore tree protected by Tree Preservation Order 1986 No.36 (Blagreaves Lane/Moorways Lane)	Granted Conditionally	13/08/2010
06/10/00769/DC5	Prior Notification	Highway verge north-east of 221 Uttoxeter Road, Mickleover, Derby	Installation of replacement 15m high telecommunications mast, 6 antennae and equipment cabinet	Raise No Objection	17/08/2010
06/10/00770/PRI	Telecommunication installations	Chimney at Baker Metals, Great Northern Road, Derby	Installation of 3 replacement antennae and equipment cabinet	Granted Conditionally	18/08/2010
06/10/00771/PRI	Full Planning Permission	23 Northwood Avenue, Chaddesden, Derby	Extension to dwelling (kitchen/dining room, lounge) and formation of rooms in roofspace (two bedrooms, bathroom and dormer)	Granted Conditionally	17/08/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00772/DCC	Local Council own development Reg 3	1 Albion Street, Derby (Former Next Store)	Change of Use from Use Class A1 (Retail) to Use Class A2 (Financial and Professional Services) at ground, first and second floors (extension of time limit of previously approved planning permission Code No. DER/06/07/01211/PRI by a further three years)	Granted	20/07/2010
06/10/00774/PRI	Full Planning Permission	1 Bridgwater Close, Alvaston, Derby	Extension to dwelling house (bedroom, carport and enlargement of living room)	Granted Conditionally	10/08/2010
06/10/00776/PRI	Advertisement consent	Unit 1, Kingsway Retail Park, Derby	Display of non-illuminated freestanding sign	Granted Conditionally	02/08/2010
06/10/00777/PRI	Works to Trees under TPO	St. Peters House, Gower Street, Derby	Various works to 4 Plane , Ash, Holly, Hornbeam and Oak trees protected by Tree Preservation Order 1982 No.20 (St.Peter's Churchyard)	Granted Conditionally	13/08/2010
06/10/00779/PRI	Full Planning Permission	188 Dale Road, Spondon, Derby	Extensions to dwelling house (2 bedrooms, bathroom, porch, en-suite, kitchen and living room) and erection of detached double garage	Granted Conditionally	05/08/2010
06/10/00782/PRI	Full Planning Permission	16 St. Cuthbert's Road, Derby	Extension to dwelling house (conservatory)	Granted	17/08/2010
06/10/00784/PRI	Full Planning Permission	61 Reigate Drive, Derby	Extension to dwelling house (conservatory) and erection of garage	Granted Conditionally	02/08/2010
06/10/00785/PRI	Full Planning Permission	45 Cornhill, Allestree, Derby	Installation of dormer in front elevation	Refuse Planning Permission	17/08/2010
06/10/00786/PRI	Full Planning Permission	12 Tamar Avenue, Allestree, Derby	Extension to dwelling house (enlargement of hall and bedroom)	Refuse Planning Permission	17/08/2010
06/10/00790/PRI	Full Planning Permission	Elvaston Lodge, Elvaston Lane, Alvaston, Derby	Extension to residential home (office/staff room)	Granted Conditionally	05/08/2010
06/10/00797/PRI	Full Planning Permission	34 Mapleton Avenue, Chaddesden, Derby	Extension to dwelling house (porch, kitchen and lounge)	Granted Conditionally	02/08/2010
07/10/00800/PRI	Full Planning Permission	52 Gisborne Crescent, Allestree, Derby	Extension to dwelling house (canopy)	Granted Conditionally	02/08/2010

Application No	Application Type	Location	Proposal	Decision	Decision Date
06/10/00807/PRI	Non-material amendment	The Great Northern P H, Station Road, Mickleover, Derby,	Conversion and alterations of outbuildings to form bed and breakfast accommodation (Use Class C1) including erection of external staircase - Non material amendment to previously approved permission DER/02/10/00167 for provision of internal staircase instead of external staircase	Granted Conditionally	23/07/2010
07/10/00824/PRI	Advertisement consent	4 Chequers Road, West Meadows Industrial Estate, Derby, (Peugeot Robins and Day)	Erection of 3 x 8m high flag poles	Granted Conditionally	05/08/2010
07/10/00827/PRI	Certificate of Lawfulness Proposed Use	28 Tennessee Road, Chaddesden, Derby	Extension to dwelling house (single storey extension)	Granted	10/08/2010
07/10/00837/PRI	Advertisement consent	101 Village Street, Derby	Display of 3 non-illuminated fascia signs	Granted Conditionally	05/08/2010

**Total Number of Delegated Decisions made during this period: 215**