



DERBY CITY COUNCIL

COUNCIL CABINET
16 MARCH 2004

Report of the Director of Development and Cultural Services

Rear Extensions To Dwelling Houses – Proposed Change To The City Council’s Non-Statutory ‘45° Policy’

RECOMMENDATION

- 1.1 To approve the amendment to this policy and to reword the relevant part as follows:

... where the proposed extension would be sited so as not to transgress a horizontal line projecting at 45° from the centre point of the closest habitable room window(s) at the adjacent dwelling(s).

- 1.2 To publicise the amendment to this policy to prospective applicants and developers.

REASON FOR RECOMMENDATIONS

2. To ensure that the Council’s 45° policy accords with more recent guidelines on the assessment of extensions to residential properties. The guidelines that the council seek to accord with have been provided in a report on site layout planning published by the Building Research Establishment (BRE). A copy of that report is appended.

SUPPORTING INFORMATION

- 3.1 The Council’s non-statutory 45° policy is a development control policy that is used to gauge the acceptable depth of rear two storey extensions and first floor extensions to residential properties. It is used as part of the decision making process although it is not included in the relevant policy of the adopted City of Derby Local Plan.
- 3.2 The content of the existing policy was formed after a report was presented to the then Development Control Sub-Committee, at the meeting on 25 September 1986. A copy of that report is appended.
- 3.3 A report was presented to the Planning Control Committee on 18 December 2003 to partly amend the policy. Members resolved to approve the proposed amendment outlined in that report and a copy of the report is appended.

OTHER OPTIONS CONSIDERED

4. None.

For more information contact:	Ian Woodhead 01332 255083 e-mail ian.woodhead@derby.gov.uk
Background papers:	None
List of appendices:	Appendix 2 – DC Sub Committee Report of 25 September 1986 Appendix 3 – Planning Control Committee Report of 18 December 2003. Appendix 4 – BRE (Building Research Establishment) Information Paper.

IMPLICATIONS

Financial

1. None.

Legal

2. None.

Personnel

3. None.

Corporate Objectives and Priorities for Change

4. The determination of applications for planning permission for household extensions would address one of the Council's priorities for change which is to ...

"Decide planning applications more quickly, while maintaining the quality of decision-making within a framework for the sustainable economic, environmental and social development of Derby".

