



Derby City Council

PLANNING CONTROL COMMITTEE
7 July 2016

ITEM 8

Report of the Director of Strategic Partnerships,
Planning and Streetpride

Applications to be Considered

SUMMARY

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

RECOMMENDATION

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

REASONS FOR RECOMMENDATION

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

SUPPORTING INFORMATION

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

OTHER OPTIONS CONSIDERED

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

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Ian Woodhead
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For more information contact: Background papers: List of appendices:	Ian Woodhead Tel: 01332 642095 email: ian.woodhead@derby.gov.uk None Appendix 1 – Development Control Monthly Report
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2	8 - 18	09/15/01196	1 Vivian Street, Derby. (Garden City Tavern)	Demolition of the single storey toilet block and assembly/pool room. Change of use of public house (use class A4) to four apartments (use class C3) and erection of two mews apartments (use class C3).	To grant planning permission with conditions.
3	19 - 24	04/16/00456	Portland Hotel, 603 London Road, Derby.	Change of use of first floor from function room to two flats (use class C3).	To grant planning permission with conditions.

Classification: OFFICIAL

Committee Report Item No: 1

Application No: DER/07/15/00961

Type: Full

1. Application Details

Address: 566A Burton Road, Littleover.

Ward: Littleover

Proposal:

Change of Use of ground floor from dental surgery (Use Class D1) to Micro-pub (Use Class A4)

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/07/15/00961>

Brief description

The application site is located on the north side of Burton Road in Littleover within the District Centre. The application building fronts Burton Road yet extends rearward along Heath Avenue, which is a residential street. A landscaped area exists to the front of the building with a private car parking area to the rear. A residential flat is situated at first floor level. The surrounding locality along Burton Road is comprised of commercial units forming the District Centre and there are residential properties to the immediate north of the site along Heath Avenue. Immediately adjacent to the application site is a hot food takeaway unit at No.568 Burton Road.

Proposal

Full planning permission is sought for the change of use of the ground floor from a dental surgery (Use Class D1) to a Micro-pub (Use Class A4). The submitted floor plan drawing shows the internal layout with bar areas to the front and ancillary facilities to the rear of the building. There is no proposed outside area to be designated for smoking / drinking and there would not be hot food provision. The premises would be closed at 11pm and the maximum number of customers would be in the region of 30 persons. There also proposed to be no amplified music from the site.

There are no external changes proposed to the building and any signage would be subject to separate advertisement legislation.

2. Relevant Planning History:

Application No: 06/14/00859

Type: Full Planning Permission

Status: Granted conditionally

Date: 11/09/2014

Description: Change of use of first floor flat from residential (Use Class C3) to Dental Surgery (Use Class D1)

3. Publicity:

Neighbour Notification Letters sent to 7 surrounding properties

Site Notice displayed on street furniture.

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

Classification: OFFICIAL

4. Representations:

A total of 11 letters of objection have been received and an objection petition with 22 signatures attached. The main points raised include:

- Noise impacts on surrounding residents
- Late evening disturbance by customers
- Deliveries affecting residents
- Increase parking congestion and inconsiderate parking along Heath Avenue
- Concern over possibility of further applications once the basic pub use was established
- We are further invited to be comforted by the fact that the operator does not intend to be commercially successful, that no more than 30 customers are expected that they will drink sufficient to become jolly & will chat in soft tones because they are sophisticated citizens & very interesting.
- Likely to be outside drinking and smoking
- Opening hours will intrude upon and disrupt lives of local residents by general comings and goings
- There are two pubs in Littleover and no need for another on what is a quiet residential street
- Concerns over the impacts on the operation of the neighbouring optician practice
- General effect on the clientele attracted to Littleover
- Proximity to residents is much too close

5. Consultations:

Highways Development Control:

No significant highway implications and in view of this no objections.

Environmental Services (Health – Pollution):

It is noted that the proposals are to introduce a small scale public house into a residential area. I also note that the premises are below and adjacent to residential properties. It is acknowledged the applicant's intentions to run a small-scale drinking establishment, without music and on relatively restricted hours of operation.

Based on the information provided I have concerns over the potential for the amenity of adjacent residential premises to be affected detrimentally by noise from the development.

Should planning permission be granted I would recommend the following conditions be attached to the permission - The operating hours of the premises shall be restricted to 11:00 to 23:00 and background music only shall be allowed internally at the premises.

Police Liaison Officer:

The location of the application site is within the Littleover shopping area, but in context it sits very close to residential property, so whilst an outright objection to the application might be seen as unreasonable, I would raise notes of caution regarding residential amenity for those close to the site. The suggested hours of trading, internal floor-space and rear yard have the potential to generate nuisance unless carefully controlled. If on balance you are minded to approve the application in principle, I'd suggest that this be conditional on measures set to restrict this potential nuisance. I'd hope that your EHO would concur, and of course in due course the applicants will need to seek a premises licence, which is likely to require the same or similar conditions. I have checked with our licensing department, and as yet there has not been such an application lodged. Suggested conditions are:-

1. The hours of use applied for seem excessive in relation to the form of establishment and part residential context. I'd recommend that these are reduced both in respect of overall hours and in particular late closing.
2. There is significant likelihood of external drinking and smoking, despite this not being the intention of the applicants. Strong conditions to restrict this are recommended.
3. Statements in the applicants supporting documents relating to customer behaviour, whilst I'm sure are well intentioned are nevertheless speculative. A suggestion would be that any permission granted is temporary for an initial period, to allow sufficient reflection and scrutiny of the effect of the business before granting a permanent permission.

6. Relevant Policies: *Saved CDLPR policies*

GD5	Amenity
S3	District and Neighbourhood Centres
S12	Financial and Professional Services and Food and Drink Uses
L12	Protection of Community Facilities
T4	Access, Parking and Servicing
T10	Access for Disabled People

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

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

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

7. Officer Opinion:

Key Issues:

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

- Principle of Proposed Use

- Highway impacts
- Residential amenity

Principle of Proposed Use

The site of the proposal is in a District Centre where policy S3 (*District and Neighbourhood Centres*) allows for retail and other complementary uses serving a local need provided that the proposal is compatible with the general scale, nature and function of the centre and would not detract from its vitality or viability. The protection of a designated centre's vitality and viability is also a requirement of policy S12 (*Financial and Professional Services and Food and Drink Uses*). It is considered that in land use terms, the proposal would be compatible with the general scale, nature and function of the centre and, as a change of use from a non-retail use to another non-retail use, would be unlikely to adversely affect the vitality and viability of the centre.

The ground floor of the building was previously used as a dental practice. Medical facilities such as dental surgeries are classed as community facilities and so the loss of one falls to be considered under Policy L12. L12 only allows for the loss of community facilities where: it is unsatisfactory for its use in terms of access, car parking/servicing or effect on residential properties; or it is unsuitable for alternative community uses in terms of condition, design or size; or there is shown to be no need or demand for its use as a community facility; or the alternative provision of another site of the same or better facilities in terms of community benefit is implemented; or the facilities now provided can be fully retained or enhanced through the development of only a small part of the site.

It would seem that the period of vacancy has been relatively short being under 18 months. However I note that there is provision of dental surgeries elsewhere in the locality, including surgeries on Littleover Lane, Blagreaves Lane, Rykneld Road. Thus, in considering the effect that its loss could have on the provision of community facilities in the area, there is unlikely to be an overall deficiency in the surrounding locality, thereby meeting the requirements of policy L12.

Highway Impacts

A number of objectors raise the issue of increased parking pressures along the residential street of Heath Avenue as a direct result of the proposed use. As the application site fronts Burton Road, the building itself stretches back along Heath Avenue with a private parking area directly behind the site. There is a public car park area, fronting the parade of shops, directly opposite the application site which serves the whole District Centre. A larger car park exists further east, approximately 130 metres from the site which also serves the District Centre. The premises are adjacent to a main road with frequent bus services and the location is generally sustainable.

There are no on-street parking restrictions along Heath Avenue. In considering the traffic impacts of the development it is difficult to argue that the proposed A4 use would result in levels of additional traffic and parking that would be significantly high or reduce parking availability along Heath Avenue, given where the site is in the District Centre and the availability of public car parking close to the application site.

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Committee Report Item No: 1

Application No: DER/07/15/00961

Type: Full

The applicant states in correspondence that expected deliveries would be up to two transit sized van deliveries per week which would be accessed via the rear of the building. With the site being on a road junction, I am satisfied that road safety and traffic management problems would not arise as confirmed by the Highways Development Control Officer.

Residential Amenity

The proposed change of use to a micro-pub, which would involve a change in the operating hours and potential disturbance for neighbouring residents from the previous dental surgery use. While both the Police liaison officer and Environmental Health officer raise concerns over potential amenity impacts, they are both satisfied that amenity concerns can be protected by suitable conditions. The existing context is such that a number of residential properties on Heath Avenue are in close proximity to the District Centre where levels of activity during daytime and evening hours can be expected to cause a degree of disturbance because of the types of commercial uses within the Centre. It is acknowledged that where residential use exists in close proximity to the proposed A4 use there will be the potential for a degree of conflict, especially where commercial activity extends into the evening and weekends. In such mixed use areas, including district and local centre's however, it is exactly that mix which gives them their vitality and viability.

In this instance, the physical size of the ground floor area would be a significant limiting factor in terms of the general intensification of use and number of persons accessing the proposed micro-pub facility. The application states that the pub would cater for up to 30 people at any one time. While the levels of activity in and around the application site may differ from that of the previous medical facility use, the scale of operation is not considered over-intensive for this site. With regards to potential generation of noise within the application building, the applicant states that there is to be no music and the proposed use is unlikely to result in excessive noise given the limited scale of the proposed use. Because of the upstairs flat and residential amenity implications, a condition requiring sound insulation measures to the ceiling of the ground floor would be applied. The building has access to a small rear yard and landscaped frontage which will not form part of any drinking, smoking or other publicly accessible area.

By virtue of the nature and scale of the use, and taking account of its location within a relatively busy mixed use area, it is therefore suggested that any increase in noise and disturbance would not be so significant to justify refusal. Furthermore, a number of conditions can be applied to limit the hours of operation and restrict potential noise disturbance and therefore protect the amenities of nearby residents. It is considered that the impacts of the proposed use would not be significantly harmful to the residential amenity of occupants of nearby dwellings in line with the requirements of Policy GD5.

In a balanced assessment I am drawn to conclude that such a small scale proposal in a District Centre, subject to conditions, would be acceptable in this location. I therefore recommend approval for this change of use.

Classification: OFFICIAL

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The proposal has been considered in relation to the provisions of the adopted City of Derby Local Plan Review, and the NPPF where appropriate, and all other material considerations as indicated in Section 7 of this report. On balance, it is considered that the proposed use within Littleover District Centre and in a sustainable location, subject to safeguarding conditions, restricting hours of operation and the use of amplified music, could reasonably operate without significant adverse impact on the amenity of local residents.

Conditions:

1. Standard condition 03 (three year time limit to implement permission)
2. Standard condition 100 (list of approved plans / documents)
3. To restrict hours of operation to the following hours 11:00 to 23:00 Monday to Sunday only.
4. To prevent the emission of any live or amplified music from the premises.
5. To prevent use of the external front or rear yard area by customers for drinking or smoking, in connection with the approved use. All such consumption of alcohol shall be within the premises only.
6. To secure ceiling sound insulation measures between the bar area and the first floor flat above.

Reasons:

1. Standard time limit reason
2. For the avoidance of doubt
3. In order to safeguard residential amenity....Policy GD5
4. In order to safeguard residential amenityPolicy GD5
5. In order to safeguard residential amenityPolicy GD5
6. For the avoidance of doubt

Application timescale:

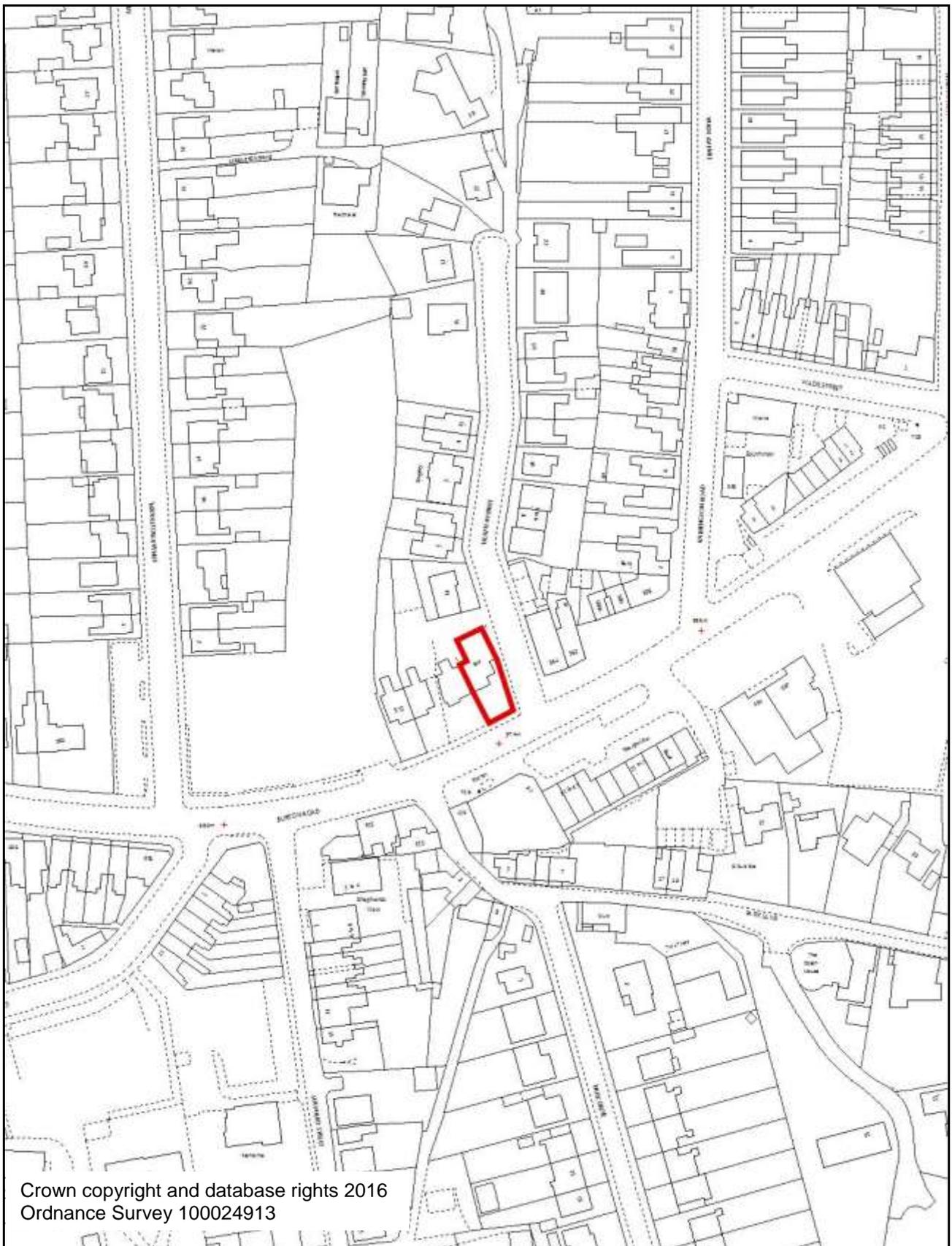
The application is brought to committee due to the number of objections received

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Committee Report Item No: 1

Application No: DER/07/15/00961

Type: Full



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Committee Report Item No: 2

Application No: DER/09/15/01196

Type: Full

1. Application Details

Address: 1 Vivian Street, Chester Green, Derby.

Ward: Darley

Proposal:

Demolition of the single storey toilet block and assembly/pool room. Change of use of public house (use class A4) to four apartments (use class C3) and erection of two mews apartments (use class C3)

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/09/15/01195>

Brief description:

The application site is currently occupied by The Garden City Tavern and its associated beer garden. The property is a traditional Victorian public house which makes a positive contribution to the streetscene. It is two-storey in height with a predominantly rendered exterior, rustication detail at ground floor, and a hipped roof screened by a parapet. To the rear of the building are a number of brick-built additions including a single-storey flat roofed block. The public house has been empty for some time.

The property is situated at the eastern end of Vivian Street adjacent to a large turning head. It lies within the limits of the Little Chester Conservation Area, the Derwent Valley Mills World Heritage Site Buffer Zone and an Archaeological Alert Area. Although there are some commercial operations to the east, the area is predominantly residential in character. To the west the application site abuts the gardens and car parking areas of No's 40-46 Vivian Street. To the south the site abuts the gardens of properties along Auriga Court. The site is also situated within Flood Zone 2 and 3 (as designated by the Environment Agency and within the City Council's Strategic Flood Risk Assessment).

The proposal:

Planning permission is sought to convert the main public house building into four two-bedroom apartments. The proposed development would involve demolition of the existing single storey flat roof elements to the rear of the property and general refurbishment of its interior and exterior. The apartments would be arranged over the two floors: two at ground floor and two at first floor. No off-street parking would be provided for these properties.

The proposals also involve the erection of a detached 'mews' block within the property's former beer garden. This new-build element of the scheme would be two-storeys in height and would create two additional two-bedroom apartments, each with an integral garage. The properties would front onto the turning head to the east. This part of the development includes a raised walkway (approx. 0.3m) providing a means of escape for occupiers of the mews to higher ground, during a flood event.

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2. Relevant Planning History:

None

3. Publicity:

Neighbour Notification Letter - 8

Site Notice – Yes

Statutory Press Advert – Yes

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

4. Representations:

To date 17 objection letters/emails have been received following the initial consultation on this application. The issues raised are summarised below:

- The garages will front onto Little Chester Street resulting in a reduction in parking space available to existing residents of Vivian Street exacerbating existing problems with on-street parking in the area.
- Insufficient parking - the plans will cause significant overcrowding and congestion, on an already congested street.
- The garages will be used for storage for household items, rather than cars, this will mean even more cars around this area.
- Loss of privacy for courtyard behind houses 40-46 Vivian Street due to proximity of the proposed additional properties and the position of windows.
- Height of the mews houses and impact on neighbours.
- Loss of light to neighbours.
- Loss of privacy for properties on Auriga Court.

The extended consultation period, following re-consultation on amended plans, expires on the 5th July. Any additional comments/objections will be circulated in advance of the meeting or reported to Members orally at the meeting itself.

5. Consultations:

Conservation Area Advisory Committee:

The committee:

- 1) Recommended refusal on the grounds that the new houses are not of sufficient visual quality;
- 2) Noted that the garage openings to front elevation were very narrow and at odds with the layout plan; and
- 3) Noted that there were unauthorised UPVC windows within the public house which need to be altered to timber as part of any scheme.

Built Environment:

(Comments on amended plans)

The Conservation Officer notes that the number of units to the mews apartments have gone from 3 to 2 and that the aperture size for the fenestration (windows to the first floor) has been adjusted, in line with earlier comments. The Conservation officer suggests that the ridge and the height of the apartment block, in particular the roof, is reduced further so that it sits better and is more subservient, alongside the former pub. Precise details as to what type of windows are proposed within the mews development have not been provided (e.g. how they open) and whether they will match the former pub windows or not? Conditions regarding joinery details, including where windows and doors sit within the apertures, fence and railings details, as well as materials, are recommended.

Highways Development Control:

(Comments on amended plans)

The Highways Officer raises no objections to the revised proposals, subject to conditions restricting the use of the garage for the parking of vehicles, provision of inwards opening garage doors, approval of any changes to the pedestrian footway and the provision of cycle storage. The Highways Officer advises that the garage space is in accordance with size requirements contained in the 6C's design guide.

The Highways Officer notes that the amended plans show the provision of an area of raised walkway with a wrought iron railing, together with minor alterations to the footway level outside the existing building. The proposed structure is within the highway and as such cannot be supported by the Highway Authority; however, in this location, the Highways Officer advises that it would be appropriate to 'stop up' the section of highway concerned, and to permit minor adjustment of the footway levels fronting the existing building; albeit that further details would be required in due course. The acceptability of these works will be dependent upon whether any public utility apparatus is within the land concerned. There could be costs associated with the relocation of such plant which would need to be borne by the developer.

Derbyshire County Council Archaeologist:

The County Archaeologist recommends that a scheme of archaeological excavation and recording, is secured by planning conditions in line with NPPF para 141. This will require archaeological excavation (strip-and-record) of the proposed new build footprint, along with monitoring of other elements of development groundworks (access, services, drainage, hard landscaping) as appropriate.

Environment Agency:

The Agency has no objections, in principle, to the proposed development but recommends that if planning permission is granted conditions relating to finished floor levels, use of flood resistance and resilience construction techniques and restriction on use of the ground floor/basement areas for living accommodation are imposed.

Land Drainage

(Comments on amended plans)

Following the receipt of further information, the Land Drainage Officer is now comfortable that there is a safe and accessible evacuation route from the mews houses for the lifetime of the development. Subject to a condition controlling the

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Application No: DER/09/15/01196

Type: Full

provision of a Flood Evacuation Plan (to be attached to the property) the development can be supported.

6. Relevant Policies: *Saved CDLP) policies*

GD2	Protection of the Environment
GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
H14	Re-use of Underused Buildings
E10	Renewable Energy
E18	Conservation Areas
E21	Archaeology
E23	Design
E24	Community Safety
E29	Protection of World Heritage Site and its Surroundings
T4	Access, Parking and Servicing
T7	Provision For Cyclists

Derby City Local Plan – Part 1: Core Strategy

CP1(a)	Presumption in Favour of Sustainable Development
CP2	Responding to Climate Change
CP3	Placemaking Principles
CP4	Character and Context
CP6	Housing Delivery
CP20	Historic Environment
CP21	Community Facilities
CP23	Delivering a Sustainable Transport Network

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

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

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

Classification: OFFICIAL

7. Officer Opinion:

Key Issues:

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

- The Principle of Development
- Parking/Highway Safety
- Impact on Neighbours
- Heritage Issues
- Flood Risk Issues

The Principle of Development

There are no policy objections to the principle of using the application site for residential purposes. This is a brownfield site situated in a highly sustainable location, which is well served by public transport and within walking distance to shops and other amenities. The surrounding area is a predominantly residential in character and the scale and intensity of the proposed development is considered to be sufficiently similar to the surrounding area so that it would not detract from the general character or amenity of the locality. The conversion of this empty commercial building into residential accommodation would comply with the aspirations of saved policy H14 of the adopted CDLPR and policy CP6 of the emerging Core Strategy - Part 1, which support the re-use of underused buildings for residential purposes. The area remains well-served by drinking establishments.

Parking/Highway Safety

The properties along Vivian Street are predominantly terrace houses, without driveways or garages, and it is understood that many of the surrounding occupiers rely on on-street parking. At present Vivian Street itself is subject to a temporary residents-only parking permit scheme. Many of the neighbour objection letters raise parking issues as a concern. Existing problems with on-street parking in the area are cited and the possibility of the development exacerbating these problems.

Whilst on-street parking is prevalent within the wider area, I feel it would be very difficult to resist the proposed development based on the level of off-street parking spaces provided. The City Council's adopted Parking Standards are based on maximum levels, and in areas with good access by modes of transport other than the car, lower levels of on-site parking will be sought. In considering the parking issues, the 'fall back' use of the site also needs to be taken into account and the associated parking issues/vehicle movements which could be generated by the pub use, or any other permitted change, such as a change of use to retail. Such uses would be likely to generate a much higher demand for on-street parking.

Secure cycle parking and bin storage areas can be safely accommodated within the site and the Highways Officer has raised no objections to the proposals in terms of the level of off-street parking, or other highway safety matters. Based on the advice from the City Council's Highways Officer and the highly sustainable location of the site, it is considered that a refusal on parking/highway safety grounds could not be substantiated in this instance.

Impact on Neighbours

The main impact of the development for neighbouring residents will be the addition of the new-build element to the rear of the site. During the course of the planning application the mews block has been amended from three to two units. It has also been reduced by approx. 4.5m in length and approx. 0.5m in overall height. The changes to the scheme have allowed the footprint of the building to be pulled away from the southern site boundary providing a separation distance of approx. 9.5m between the blank southern (side) elevation of the mews block and the rear elevations of No. 28 and No. 30 Auriga Court to the south. The relationship with these properties to is now considered to be acceptable.

Whilst the separation distance between the rear elevation of the mews block and the western site boundary is only approx. 5.5m at some points, the first floor windows within this elevation of the mews development will principally overlook the rear parking courtyard serving No's 40-46 Vivian Street. These properties do have rear garden areas but they do not extend along the full length of the site boundary and, therefore, any overlooking from the rear lounge/kitchen windows of the new development would be at an oblique angle. On balance, this type of arrangement, within what is already an area of existing high density residential development is considered to be tolerable.

Ultimately the proposed residential use would be a more appropriate form of development in this predominantly residential area compared to the existing public house use which could result in far more noise and disturbance in terms of comings and goings, and general disturbance for neighbours. The neighbour objections raised with regards to the impact on residential amenity have been noted, but in this instance, it is considered that that the development (as amended) would be acceptable in terms of its impact on the residential amenity of neighbours. Accordingly the development is considered to reasonably comply with the requirements of saved policies H16 and GD5 of the adopted CDLPR.

Heritage Issues

The proposed change of use would allow this currently empty historic pub building to be occupied and brought back into a viable use, thus securing its future retention. Subject to the use of appropriate materials the proposed alterations to the building, which now include the replacement of the unauthorised UPVC windows with timber units, and retention of the fanlight, are considered to be acceptable.

Although concerns have been raised by CAAC regarding the visual quality of the proposed new-build element of the scheme, it is considered that the simple brick-built form of this coach-house style development is the best design approach, as the structure does not attempt to compete with the more ornate appearance of the main public house. During the course of the application the portions of the fenestration details on the front elevation of the mews block have been revised and the overall height of the building has been reduced in height, as requested by the Conservation Officer's. Subject to suitable materials of construction it is considered that the proposed development will ensure the character and appearance of the conservation area is preserved.

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Type: Full

Due to the limited scale of the development there will be no impact upon the wider setting of the Derwent Valley Mills World Heritage Site and any archaeology can be protected through condition.

Flood Risk Issues

In the long term the mews and the existing public house building will be protected by Phase 1 of the Our City Our River (OCOR) flood defence scheme and in the intervening years, between occupation of the properties and the completion of OCOR Phase 1, the applicant has now demonstrated a safe escape route for future occupiers with only 10mm of water for the 1% flood level.

Following receipt of the amended plans and subject to the provision of a Flood Risk Evacuation Plan, the Land Drainage Officer has removed his initial objection to the scheme. The Environment Agency has no objections, in principle, to the proposed development but recommends conditions relating to finished floor levels, use of flood resistance and resilience construction techniques and a restriction on use of the ground floor/basement areas for living accommodation. Subject to conditions, the development is now considered to be acceptable in terms of flood risk.

Conclusion:

The application site is located within an existing residential area and a highly sustainable location which is well served by public transport and is within walking distance of nearby shops and other amenities. Although neighbour concerns have been raised in respect of parking levels, in this instance, the levels of off-street parking are considered to be acceptable. It is considered that the proposed development, as amended, will create a high quality living environment for future occupiers without causing significant harm to the amenity of neighbouring residents, and the development is also considered to be acceptable in terms of its impact upon character and appearance of the streetscene, including its impact on the setting of the Little Chester Conservation Area, or can be made acceptable through the imposition of suitability worded conditions. On balance, it is considered that the proposed use generally meet the aspirations of the Local Plan policies set out within section 6 of this report and the policies contained within the emerging Core Strategy: Part 1.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The site is within a sustainable location which is well served by public transport and is within walking distance of nearby shops and other amenities. Subject to compliance with the attached conditions, the Local Planning Authority considers that the proposed development (as amended) would create a satisfactory living environment for future residents, without causing undue harm to the character of the area, or the amenity of neighbours. The development would also be acceptable in terms of its impact upon highway safety and, given the highly sustainable location, in terms of the provision of off-street parking. Flood risk issues have been addressed through the submission of revised plans and suitably worded conditions.

Conditions:

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Classification: OFFICIAL

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Application No: DER/09/15/01196

Type: Full

1. Standard 3 year time limit
2. Approved plans condition
3. Condition controlling external materials, including making-good where required
4. Condition controlling external joinery details, to include depth of reveal
5. Condition controlling detail of vents and flues
6. Condition controlling details of boundary treatment and railings
7. Condition controlling an archaeological scheme for the site
8. Condition requiring the provision of the flood evacuation route prior to first occupation of the mews development
9. Condition controlling the provision of a Flood Warning and Evacuation Plan for the development.
10. Condition controlling details contained within the submitted Flood Risk Assessment (finished floor levels and flood resistance techniques).
11. Condition restricting use of ground floor area within the mews development (garaging, utility and storage only)
12. Condition restricting use of the cellar/basement within the former public house (storage only)
13. Condition to ensure integral garages remain available for the parking of motor vehicles.
14. Condition controlling footway levels/specification details
15. Condition requiring inwards opening garage doors
16. Condition controlling the provision of cycle parking
17. Condition controlling installation of dormer windows/rooflights within the mews development

Reasons:

1. To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt
3. To preserve the character and appearance of the surrounding conservation area....saved policy E18 of the CDLPR
4. To preserve the character and appearance of the surrounding conservation area....saved policy E18 of the CDLPR
5. To preserve the character and appearance of the surrounding conservation area....saved policy E18 of the CDLPR
6. To preserve the character and appearance of the surrounding conservation area....saved policy E18 of the CDLPR

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7. To protect and record any features of archaeological interest...saved policy E21 of the CDLPR.
8. To provide a safe egress route from the development in times of flood....saved policy GD3 of the CDLPR and NPPF
9. To ensure that occupiers of premises are aware of evacuation procedures and are given adequate notice to evacuate during a flood eventsaved policy GD3 of the CDLPR and NPPF
10. To reduce the risk of flooding to the proposed development and future occupants....saved policy GD3 of the CDLPR and NPPF
11. To reduce the risk of flooding to the proposed development and future occupants....saved policy GD3 of the CDLPR and NPPF
12. To reduce the risk of flooding to the proposed development and future occupants....saved policy GD3 of the CDLPR and NPPF
13. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area...saved policy T4 of the CDLPR and Parking Standards
14. In the interest of pedestrian and highway safety....saved policy T4 of the CDLPR
15. In the interests of pedestrian and Highway safety.saved policy T4 of the CDLPR
16. To promote sustainable travel....saved policy T7 of the CDLPR
17. To protect the amenity of neighbouring residents and in the interests of visual amenity....policies GD4, GD5, E18 and E23

Informative Notes:

The development for which planning permission is hereby permitted requires that part of the public highway be stopped-up by a Statutory Order made under Section 247 of the Town and Country Planning 1990. This permission does not authorise the stopping-up of the highway concerned or guarantee that it will be done. Before the development is commenced the applicant/developer must apply to the Department for Transport, National Transport Casework Team, Citygate, Gallowgate, Newcastle upon Tyne NE1 4WH, for an Order to be made.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact: HighwaysDevelopmentControl@derby.gov.uk

No part of the proposed building/wall or its foundations, fixtures and fittings shall project forward of the highway boundary.

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

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Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises or property adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises or property onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

The existing street nameplate on the public house shall be retained in an appropriate location.

S106 requirements where appropriate:

None

Application timescale:

The target timeframe for determining this application expired on the 1st of February 2016. An extension of time has been sought.

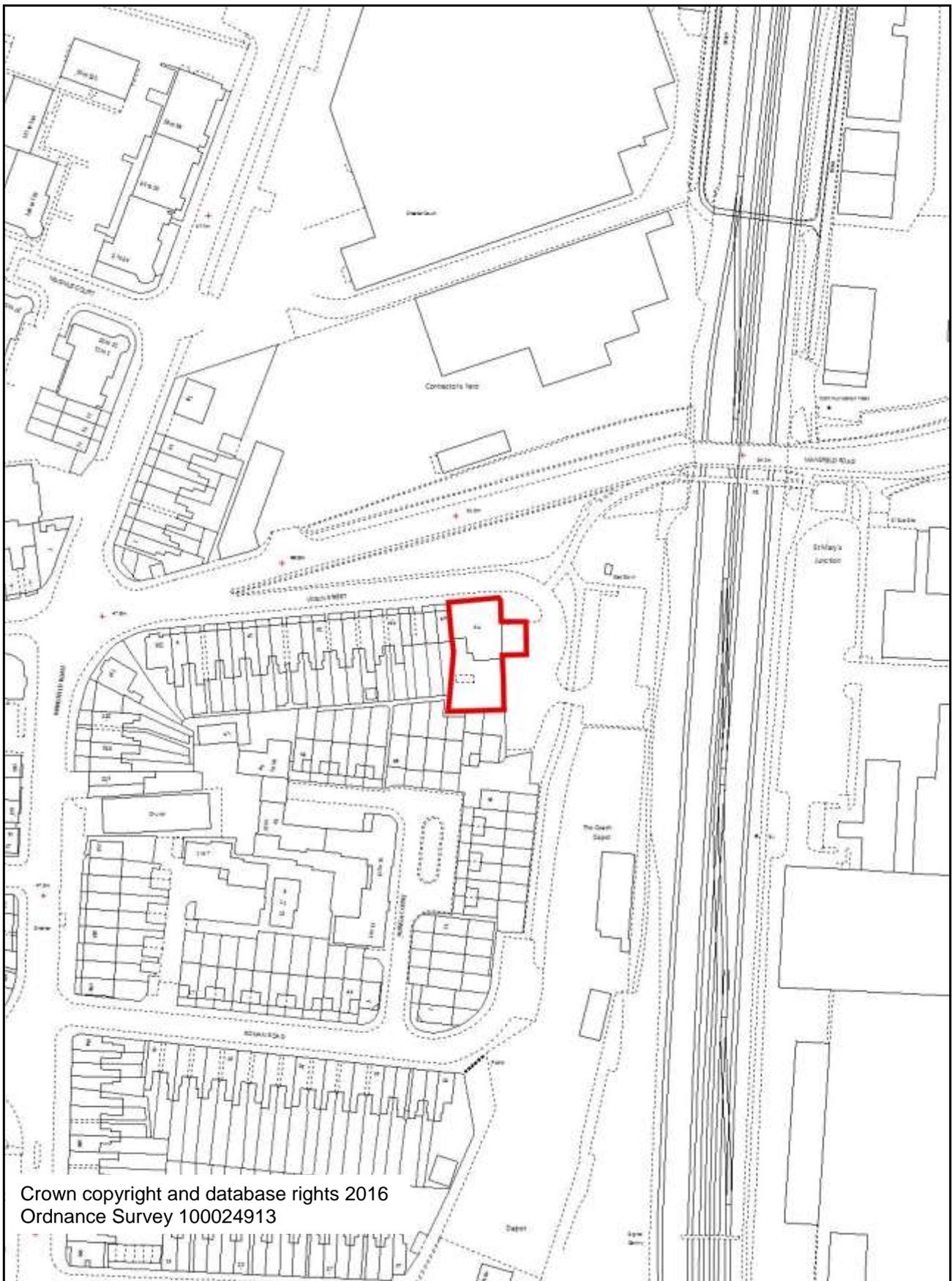
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Committee Report Item No: 2

Application No: DER/09/15/01196

Type: Full



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Committee Report Item No: 3

Application No: DER/04/16/00456

Type: Full

1. Application Details

Address: Portland Hotel, 603 London Road, Derby.

Ward: Alvaston

Proposal:

Change of use of first floor from function room to two flats (use class C3)

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/04/16/00456>

Brief description

The application property is a three-storey public house building situated on the corner of London Road and Dickinson Street, Alvaston. It was built between 1878 and 1884 in a Queen Anne revival style and is on the City of Derby Local List of important buildings. The building as a whole has been empty for some time.

The applicant seeks permission to create two self-contained one-bedroom flats in an area of the building which had previously been a first floor function room. The remainder of the first/second floors of the building were previously used as residential accommodation for the landlord of this former public house and it is understood that the ground floor will be used as a retail unit; a permitted change which does not require planning permission and therefore does not form part of this application.

Part of the site lies within Flood Zone 2 as designated by Derby City Council's Strategic Flood Risk Assessment. The application is accompanied by a basic Flood Risk Assessment.

2. Relevant Planning History:

None relevant to this application

3. Publicity:

Neighbour Notification Letter - 8

Site Notice – yes

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

4. Representations:

An objection has been received from Councillor Bayliss which raises the following issues:

- This is a poorly designed scheme of work. It will not enhance the area it will have the opposite effect.
- It will generate additional pressure and on limited car parking space
- Little provision has been made for alternate modes of transport such as cycling within the scheme

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- The developer has shown little empathy or courtesy engagement with the local community and the Council
- The exterior of the building has been extensively sign written in a way that clashes with the street scene and does not have any planning permission

5. Consultations:

Highways Development Control:

No objections, subject to the inclusion of a cycle parking condition.

Environmental Services (Health – Pollution):

Recommends the inclusion of an informative note relating to hours of construction work to minimise the impact on neighbours.

Resources and Housing (HIMO):

The Housing Standards Officer has provided general advice on room sizes and internal arrangements.

Land Drainage:

No objections.

Built Environment:

No conservation objection.

County Archaeologist:

The proposals do not have a specifically archaeological element.

6. Relevant Policies: *Saved CDLPR policies*

E19	Listed Building and Buildings of Local Importance
E24	Community Safety
H18	Residential Development – General Criteria
H14	Re-use of Underused Buildings
T4	Access, Parking and Servicing
T7	Provision for Cyclists
GD3	Flood Protection
GD5	Amenity

Derby City Local Plan – Part 1: Core Strategy

CP1 (a)	Presumption in Favour of Sustainable Development
CP3	Placemaking Principles
CP4	Character and Context
CP6	Housing Delivery
CP20	Historic Environment
CP23	Delivering a Sustainable Transport Network

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

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

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

7. Officer Opinion:

Key Issues:

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

- The Principle of the Use
- Creation of a Satisfactory Living Environment
- Parking/Highways Issues
- Flood Risk Issues:
- Heritage Issues:

The Principle of the Use

There are no objections to the principle of two new flats in this location. Saved policy H14 of the adopted City of Derby Local Plan Review (CDLPR) supports the re-use of underused buildings, throughout the City, for residential purposes including proposals for use of vacant and underused floorspace above commercial premises.

Creation of a Satisfactory Living Environment

The application would involve the creation of two new self-contained residential units within the building each comprised of a single bedroom, kitchen/living area and bathroom. Although the proposed flats would be fairly compact they would comply with the spaces standards recommend by the Housing Standards Officer and main rooms would be provided with adequate natural light and outlook.

Subject to a condition requiring the installation of suitable sound insulation measures, between the commercial use below, it is considered that the proposed development would provide a satisfactory living environment for future residents thus complying with saved policies H13 and GD5 of the adopted CDLPR. Fire safety issues would be dealt with separately through Building Regulations.

Parking/Highways Issues

As the application property is in a sustainable location and well served by local transport links it is unlikely that the proposed change in use will have a significant impact on the highway. Notwithstanding this, the applicant has indicated that off-street parking will be made available for tenants within the existing yard to the rear of the building, together with a cycle shed. Subject to a 'cycle parking' condition no objections have been raised by the HDC Officer in respect of parking/highway safety.

Flood Risk Issues:

The submitted information indicates that there is unlikely to be significant impacts on flood risk to the area as a result of the development. The application identifies a suitable dry egress route for residents in the event of a flood and no objections have been raised by the Land Drainage Officer.

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Heritage Issues:

The proposed change of use involves no physical alteration to the building's outward appearance, and so would not impact on the character and appearance of this locally listed building. No objections have been raised by the Conservation Officer and the proposal would be consistent with the requirements of saved policy E18 of the adopted CDLPR.

The sign written boards which were previously on the building and did detract from its appearance have now been removed. It should be noted that any signage on the building would need to be dealt with separately through the submission of an advertisement consent application.

Conclusion

The proposals would provide new residential accommodation of a satisfactory standard in a highly sustainable location and would allow for the viable re-use of currently empty parts of this locally listed building, bringing it back into a viable use. The scale and intensity of the use is considered to be sufficiently similar to the surrounding area so that it would not detract from its general character or amenity, and the proposals are considered to be acceptable in terms of parking/highways safety issues.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The proposals would provide new residential accommodation of a satisfactory standard in a highly sustainable location and would allow for the viable re-use of currently empty parts of this locally listed building. The scale and intensity of the use is considered to be sufficiently similar to the surrounding area so that it would not detract from its general character or amenity, and the proposals are considered to be acceptable in terms of parking/highways safety issues.

Conditions:

1. Standard 3 year time limit
2. Approved plans condition
3. Condition controlling cycle parking.
4. Condition controlling the provision of suitable sound insulation between proposed flats and commercial use below

Reasons:

1. To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt
3. To promote sustainable travel...policy T7 of the adopted City of Derby Local Plan Review
4. To ensure a high quality living environment for future occupiers...policy GD5 and H13 of the adopted City of Derby Local Plan Review

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Informative Notes:

The permission hereby granted will result in alterations to a building which may need renumbering. To ensure that any new addresses are allocated in plenty of time, it is important that the developer or owner should contact traffic.management@derby.gov.uk with the number of the approved planning application and plans clearly showing plot numbers, location in relation to existing land and property, and the placement of front doors or primary access on each plot.

Given the proximity of residential properties, the applicant 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 also be no bonfires on site at any time.

S106 requirements where appropriate:

None

Application timescale:

The target timeframe for dealing with this application expired on a 28th June and an extension of time for the application to accommodate the committee meeting has been sought.

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Derby City Council

Delegated decisions made between 01/05/2016 and 31/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/14/01160/PRI	Full Planning Permission	57 Uttoxeter Road, Mickleover, Derby, DE3 5GF	Erection of detached double garage	Finally disposed of	12/05/2016
02/15/00256/PRI	Full Planning Permission	3 Shardlow Road, Alvaston, Derby, DE24 0JG	Change of use from Post Office (Use Class A1) to Taxi Office (Sui Generis use)	Finally disposed of	24/05/2016
10/15/01267/PRI	Variation/Waive of condition(s)	Former Mackworth College Site, Normanton Road, Derby	Erection of retail store (Use Class A1) and formation of associated car parking, servicing and landscaping - Variation of conditions 18 and 19 of previously approved planning permission Code No. DER/09/14/01262 to amend opening and delivery hours	Granted Conditionally	03/05/2016
11/15/01370/PRI	Variation/Waive of condition(s)	Land off Fellow Lands Way, Chellaston, Derby, DE73	Variation of conditions 1, 3 and 6 of previously approved planning permission Code No. DER/01/13/00082/PRI - Erection of 190 dwellings - to amend the approved house types, external materials and boundary treatments	Granted Conditionally	09/05/2016
11/15/01375/PRI	Full Planning Permission	6 Hollies Road, Allestree, Derby, DE22 2HW	First floor extension and single storey side and rear extensions to bungalow to form dwelling house (playroom, three bedrooms with en-suites, dressing room and enlargement of living room/dining area) including installation of dormers to the side elevation	Granted Conditionally	04/05/2016
11/15/01379/PRI	Local Council own development Reg 3	Land to the south of Wilmore Road, Sinfin, Derby	Construction and laying out of a new section of highway, as an extension to the southern spur of the T12 Link Road	Granted Conditionally	20/05/2016
11/15/01446/PRI	Full Planning Permission	12 Dalesgate Close, Littleover, Derby, DE23 7XL	Two storey side extension to dwelling house (enlargement of lounge, two bedrooms and bathroom)	Granted Conditionally	05/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/15/01448/PRI	Full Planning Permission	9 Lancaster Walk, Spondon, Derby, DE21 7LS	Erection of dwelling house and detached garage, change of use of part of access road to garden areas, single storey side extension to 9 Lancaster Walk (garage) and alterations to vehicle access	Granted Conditionally	04/05/2016
11/15/01466/PRI	Full Planning Permission	27 Muswell Road, Derby, DE22 4HN	Single storey extension to dwelling house (orangery)	Granted Conditionally	04/05/2016
12/15/01536/PRI	Full Planning Permission	119 Bretton Avenue, Littleover, Derby, DE23 6EE	Demolition of dwelling and erection of replacement dwelling house	Granted Conditionally	26/05/2016
01/16/00057/PRI	Full Planning Permission	21C Heath Avenue, Littleover, Derby, DE23 6DJ	Front, side and first floor extensions to dwelling (kitchen/dining room, two bedrooms, bathroom and enlargement of lounge)	Granted Conditionally	20/05/2016
01/16/00059/PRI	Full Planning Permission	37 Woodlands Avenue, Shelton Lock, Derby, DE24 9FP	Single storey rear extension to dwelling house (bedroom and enlargement of kitchen)	Granted Conditionally	12/05/2016
01/16/00061/PRI	Non-material amendment	Former Mackworth College Site, Normanton Road, Derby, DE23	Erection of retail store (Use Class A1) and formation of associated car parking, servicing and landscaping - non-material amendment to previously approved planning permission DER/09/14/01262 to amend the previously approved plans to include the formation of an external lobby within the existing canopy.	Granted	04/05/2016
01/16/00062/PRI	Full Planning Permission	Rolls Royce Marine Power Plc, Raynesway, Derby, DE21 7XX	Demolition of two existing office buildings (use class B1) and erection of storage building (use class B8) and associated compounds, ground level access components and new landscaping	Granted Conditionally	19/05/2016
01/16/00086/PRI	Full Planning Permission	73 Inglewood Avenue, Mickleover, Derby, DE3 5RU	Single storey side and rear extension to dwelling house (study, shower room, utility room and enlargement of kitchen)	Granted Conditionally	03/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/16/00099/PRI	Full Planning Permission	351 Burton Road, Derby, DE23 6AH	Single storey front and two storey rear extensions to dwelling house (hall, w.c., kitchen, seating area, utility/storage area, two bedrooms with en-suites). Installation of four new windows to the side elevations. Erection of front boundary wall and enlargement of vehicle access	Granted Conditionally	04/05/2016
02/16/00123/PRI	Full Planning Permission	21 Gisborne Crescent, Allestree, Derby, DE22 2FJ	Installation of new roof to the existing garage and installation of a new window to the side elevation	Granted Conditionally	17/05/2016
02/16/00135/PRI	Full Planning Permission	Unit 4-5, Wyvern Retail Park, Wyvern Way, Chaddesden, Derby, DE21 6NZ	Installation of a mezzanine floor (use class A1)	Granted Conditionally	20/05/2016
02/16/00145/PRI	Advertisement consent	12 Stafford Street, Derby, DE1 1JG	Display of non-illuminated fascia sign	Granted Conditionally	04/05/2016
02/16/00146/PRI	Variation/Waive of condition(s)	Land west of Belmore Way, Alvaston, Derby, DE21 7AY	Variation of condition 2 of previously approved planning application code No. DER/11/14/01517 to amend the approved plans	Granted Conditionally	24/05/2016
02/16/00148/PRI	Full Planning Permission	27 Chain Lane, Littleover, Derby, DE3 9AJ	Two storey and single storey front and rear extensions to dwelling house (hall, kitchen/dining room, utility room, wet room, bedroom, bathroom, en-suite and enlargement of lounge and bedroom)	Granted Conditionally	11/05/2016
02/16/00193/PRI	Full Planning Permission	The Clock Yard, 70 and 70a, Friar Gate, Derby, DE1 1FP	Change of use from office (Use Class B1) to betting shop (Sui Generis use)	Granted Conditionally	06/05/2016
02/16/00201/PRI	Full Planning Permission	17 Kenilworth Avenue, Derby, DE23 8TX	Two storey rear extension to dwelling house (bedroom and enlargement of family room, kitchen/dining room, and bedroom)	Granted Conditionally	11/05/2016
02/16/00204/PRI	Full Planning Permission	22 Padstow Road, Alvaston, Derby, DE24 0LT	Single storey rear extension to dwelling house (orangery)	Granted Conditionally	18/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/16/00209/PRI	Full Planning Permission	62 Grange Avenue, Derby, DE23 8DG	Two storey front extension to dwelling house (hallway and staircase), raising of the roof height to form rooms in the roof space (bedroom and shower room) rear balcony and installation of a canopy to the front elevation	Granted Conditionally	19/05/2016
02/16/00211/PRI	Full Planning Permission	59 Meadow Lane, Chaddesden, Derby, DE21 6PU	Single storey extension to shop (retail area)	Granted Conditionally	20/05/2016
02/16/00214/PRI	Full Planning Permission	42 Bracknell Drive, Alvaston, Derby, DE24 0BS	Retention of boundary fence	Refuse Planning Permission	03/05/2016
02/16/00219/PRI	Full Planning Permission	6 Derwent Avenue, Allestree, Derby, DE22 2DQ	Single storey rear extension to dwelling house (enlargement of kitchen/dining area)	Granted Conditionally	04/05/2016
02/16/00224/PRI	Full Planning Permission	346 Uttoxeter New Road, Derby, DE22 3HS	Extensions to nursing home including 8 bedrooms, lounge area, dining area, bathrooms, sluice room, and w.c.'s.	Granted Conditionally	09/05/2016
02/16/00231/PRI	Full Planning Permission	5 Barden Drive, Allestree, Derby, DE22 2AL	Two storey rear and first floor extensions to bungalow to form dwelling house (family room and four bedrooms, two bathrooms) and installation of a pitched roof to the existing garage	Granted Conditionally	04/05/2016
02/16/00234/PRI	Full Planning Permission	Northcliffe House, Meadow Road, Derby, DE1 2BH	Change of use of part of print works (Use Class B1c) to a family entertainment centre (Use Class D2) and minor external access works	Granted Conditionally	04/05/2016
02/16/00237/PRI	Variation/Waive of condition(s)	Land north of junction of Royal Approach/ Holmleigh Way, Chellaston, Derby	Erection of two dwelling houses and formation of vehicular access - Variation of condition 2 of previously approved permission Code No. DER/07/15/00866 to amend the design and siting of the dwelling houses	Granted Conditionally	03/05/2016
02/16/00240/PRI	Works to Trees under TPO	46 Station Road, Chellaston, Derby, DE73 1SU	Various works to trees protected by Tree Preservation Order No. 422	Granted Conditionally	19/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/16/00242/PRI	Full Planning Permission	63 Boulton Lane, Derby, DE24 0FD	Two storey front and single storey side extensions to dwelling house (garage, bedroom and enlargement of sitting room) and alterations to the existing roof layout to remove the front dormer	Granted Conditionally	04/05/2016
02/16/00243/PRI	Full Planning Permission	34 Vicarage Road, Mickleover, Derby, DE3 5EB	Single storey rear extension to dwelling house (living space, shower room and enlargement of utility room)	Granted Conditionally	04/05/2016
02/16/00245/PRI	Full Planning Permission	58 Woodford Road, Derby, DE22 4EG	First floor side extension and single storey front and side extensions to dwelling house (garage, utility room, enlargement of bedroom and roof terrace)	Granted Conditionally	03/05/2016
03/16/00248/PRI	Full Planning Permission	7 Park Lane, Allestree, Derby, DE22 2DT	Two storey extensions to dwelling house (hallway, kitchen/dining area, bathroom, bedroom and en-suite) and installation of a rear dormer	Granted Conditionally	05/05/2016
02/16/00252/PRI	Full Planning Permission	30 Carsington Crescent, Allestree, Derby, DE22 2QZ	Two storey and single storey front and rear extensions to dwelling house (garage, hall, study, utility room, play room, lounge, two bedrooms and en-suite)	Refuse Planning Permission	12/05/2016
03/16/00254/PRI	Full Planning Permission	152 Chellaston Road, Derby, DE24 9DY	First floor side extension to dwelling house (bedroom), installation of a rear dormer and a bay window to the front elevation	Granted Conditionally	03/05/2016
03/16/00260/PRI	Full Planning Permission	T C Harrison Ford, Stadium View, Pride Park, Derby, DE24 8JH	Erection of body shop and parts store buildings and two valet bays	Granted Conditionally	25/05/2016
03/16/00269/PRI	Full Planning Permission	3 Shardlow Road, Alvaston, Derby, DE24 0JG	Retention of a new shop front and installation of a window to the side elevation and roof lights to the front and rear elevations	Granted Conditionally	20/05/2016
03/16/00283/PRI	Full Planning Permission	36 Chestnut Avenue, Chellaston, Derby, DE73 1RW	Demolition of conservatory and detached garage. Single storey rear extension to dwelling house (family/dining area)	Granted Conditionally	03/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/16/00285/PRI	Advertisement consent	McDonalds restaurant, Kingsway, Derby, DE22 4AA	Display of internally illuminated fascia sign	Granted Conditionally	10/05/2016
03/16/00289/PRI	Full Planning Permission	Park Bikeworks, 34 Full Street, Derby, DE1 3AL	Change of use of upper ground floor cafe (use class A3) to office space (B1) and retention of front balcony	Granted Conditionally	04/05/2016
03/16/00290/PRI	Advertisement consent	Park Bikeworks, 34 Full Street, Derby, DE1 3AL	Display of one externally illuminated sign	Granted Conditionally	20/05/2016
03/16/00291/PRI	Full Application - disabled People	Land between 42 - 48 Bracknell Drive, Alvaston, Derby, DE24 0BS	Formation of vehicular access	Granted Conditionally	25/05/2016
03/16/00294/PRI	Full Planning Permission	73 Mayfield Road, Chaddesden, Derby, DE21 6FX	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	03/05/2016
03/16/00295/PRI	Full Planning Permission	9 Darley Park Road, Derby, DE22 1DB	Single storey rear extension to dwelling house (utility, w.c and cloak room)	Granted Conditionally	03/05/2016
03/16/00299/PRI	Full Planning Permission	Unit 7, Prime Enterprise Park, Prime Park Way, Derby, DE1 3QB	Alterations to proposed call centre (fire escape) and insertion of additional windows	Granted Conditionally	20/05/2016
03/16/00301/PRI	Full Planning Permission	Derby College, The Roundhouse, Roundhouse Road, Pride Park, Derby, DE24 8JE	Erection of catering marquee for temporary period (from May to July 2016 and from September 2016 to February 2017)	Granted Conditionally	24/05/2016
03/16/00303/PRI	Full Planning Permission	59 Blenheim Drive, Allestree, Derby, DE22 2LF	Two storey side extension and single storey front and rear extensions to dwelling house (porch, study, utility room, bedroom and enlargement of kitchen)	Granted Conditionally	03/05/2016
03/16/00306/PRI	Full Planning Permission	Central Hall, 8 East Street, Derby, DE1 2AU	Change of use from retail (use class A1) to assembly and leisure (use class D2)	Granted Conditionally	06/05/2016
03/16/00308/PRI	Full Planning Permission	1 Wakami Crescent, Chellaston, Derby, DE73 1XN	Single storey front, side and rear extensions to dwelling (porch, bedroom, bathroom, kitchen, utility room and sun room) and erection of 1.8m high boundary gates	Granted Conditionally	10/05/2016
03/16/00313/PRI	Full Planning Permission	23 Glebe Rise, Littleover, Derby, DE23 6GX	Single storey front, side and rear extensions to dwelling house (porch, garage, utility room and enlargement of kitchen)	Granted Conditionally	04/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/16/00315/PRI	Full Planning Permission	Beaufort Community Primary School, Hampshire Road, Derby, DE21 6BT	Alterations to playground to include creation of amphitheatre, mound and installation of seats and planters	Granted Conditionally	04/05/2016
03/16/00316/PRI	Outline Planning Permission	Land at the side of 16 Sydenham Road, Derby, DE22 4EH	Residential development (one dwelling house)	Granted Conditionally	03/05/2016
03/16/00318/PRI	Full Planning Permission	Units 5 - 9 Kingsway Retail Park, Derby, DE22 3FA	External alterations to facades of retail units 5 -9 and installation of doors to the north elevation of unit 8a	Granted Conditionally	03/05/2016
03/16/00319/PRI	Listed Building Consent - alterations	Southern Derbyshire Magistrates Court, St. Marys Gate, Derby	Alterations to Clerks Desk in Court 1 to include the enlargement of the desk, alterations to the steps and installation of a handrail	Granted Conditionally	11/05/2016
03/16/00320/PRI	Full Planning Permission	1 Ingliston Close, Alvaston, Derby, DE24 0SJ	Erection of boundary fence	Granted Conditionally	18/05/2016
03/16/00324/PRI	Full Planning Permission	Highfield House, Highfield Lane, Chaddesden, Derby, DE21 6PJ	Single storey rear extension to dwelling house (loggia/covered way) and erection of wall to the rear boundary	Granted Conditionally	25/05/2016
03/16/00325/PRI	Full Planning Permission	104 Pear Tree Road, Derby, DE23 6QA	Change of use from office (use class B1) to retail (use class A1)	Granted Conditionally	24/05/2016
03/16/00326/PRI	Full Planning Permission	26 Vancouver Avenue, Spondon, Derby, DE21 7GB	Two storey and single storey side and rear extensions to dwelling house (cloakroom, w.c., utility room, bathroom, bedroom and enlargement of kitchen)	Granted Conditionally	18/05/2016
03/16/00331/PRI	Full Planning Permission	22 Abbot Close, Oakwood, Derby, DE21 2BQ	Single storey rear extension to dwelling house (enlargement of family room)	Granted Conditionally	13/05/2016
03/16/00333/PRI	Full Planning Permission	72 West Bank Road, Allestree, Derby, DE22 2FZ	Two storey and single storey side and rear extensions to dwelling house (lounge, sitting room, w.c., two bedrooms, bathroom and enlargement of kitchen/diner), formation of room in the roof space (bedroom and en-suite) and erection of detached garage	Granted Conditionally	05/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/16/00340/PRI	Full Planning Permission	4 Osmaston Road, Derby, DE1 2HR	Change of use from non-residential institution (use class D1) to escape room game centre (sui generis use) at first floor.	Granted Conditionally	06/05/2016
03/16/00342/PRI	Full Planning Permission	45 - 47 Evans Avenue, Allestree, Derby, DE22 2EP	First floor side and rear extensions (three bedrooms) and sub-division to form an additional dwelling house (use class C3)	Granted Conditionally	11/05/2016
03/16/00344/PRI	Works to Trees under TPO	4 Viola Close, Oakwood, Derby, DE21 2XG	Crown reduction by 1m and removal of dead wood from Oak tree protected by Tree Preservation Order No. 247	Granted Conditionally	05/05/2016
03/16/00348/PRI	Full Planning Permission	2 Newgate Close, Chellaston, Derby, DE73 1QT	Two storey and first floor side and single storey rear extensions to dwelling house (utility, w.c, bedroom, en-suite and enlargement of kitchen/dining area)	Granted Conditionally	11/05/2016
03/16/00349/PRI	Full Planning Permission	10 Eaton Avenue, Allestree, Derby, DE22 2EZ	Single storey front and two storey side extensions to dwelling house (porch, bedroom and enlargement of dining room) and alterations to roof	Granted Conditionally	11/05/2016
03/16/00350/PRI	Full Planning Permission	27 Darley Park Road, Derby, DE22 1DA	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	11/05/2016
03/16/00352/PRI	Full Planning Permission	32a Chatham Street, Derby, DE23 8TH	Two storey front, side and rear extensions to dwelling house (shower room, prayer room, five bedrooms, two en-suites and enlargement of family room and lounge) and formation of rooms in the roof space (three bedrooms)	Refuse Planning Permission	26/05/2016
03/16/00353/PRI	Full Planning Permission	1 Darley Park Road, Derby, DE22 1DB	Two storey side extension and single storey front extension to dwelling house (porch, utility room, dining room, two bedrooms with en-suites and enlargement of kitchen) and erection of 1.8m high boundary fence	Granted Conditionally	16/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/16/00354/PRI	Full Planning Permission	4 Back Lane, Chellaston, Derby, DE73 1TN	Two storey side and single storey rear extensions to dwelling house (garage, kitchen/diner, two bedrooms and en-suite)	Granted Conditionally	10/05/2016
03/16/00355/PRI	Full Planning Permission	38 Charnwood Street, Derby, DE1 2GU	Sub-division of existing first floor flat to form two flats (use class C3)	Granted Conditionally	25/05/2016
03/16/00358/PRI	Variation/Waive of condition(s)	Unit 4-5, Wyvern Retail Park, Wyvern Way, Chaddesden, Derby, DE21 6NZ	Alterations to the front elevation to include the installation of entrance doors, glazing and re-cladding - variation of condition 2 of previously approved planning permission Code No. DER/12/15/01525 to allow for additional glazing at the front of unit 4	Granted Conditionally	18/05/2016
03/16/00359/PRI	Full Planning Permission	179 Oregon Way, Chaddesden, Derby, DE21 6UQ	Two storey rear and single storey side extensions to dwelling house (dining room, bedroom, en-suite and enlargement of kitchen)	Granted Conditionally	20/05/2016
03/16/00360/PRI	Advertisement consent	9-11 Market Place, Derby, DE1 3QE (Walkabout)	Display of two internally illuminated fascia signs	Granted Conditionally	18/05/2016
03/16/00361/PRI	Full Planning Permission	82 Carlton Road, Derby, DE23 6HD	Installation of side and rear dormers and ground and first floor extensions to dwelling (dining room, kitchen, wet room, three bedrooms, bathroom and en-suite)	Granted Conditionally	11/05/2016
03/16/00364/PRI	Full Planning Permission	8 Caversfield Close, Littleover, Derby, DE23 7SR	First and second floor extensions to bungalow to create dwelling house (six bedrooms, en-suites and bathroom) and single storey front extension (porch/lobby)	Refuse Planning Permission	04/05/2016
03/16/00366/PRI	Full Planning Permission	St. Mary's Catholic Primary School, Broadway, Derby, DE22 1AU	Single storey front extension to school (entrance lobby and canopy) and installation of two new windows to the existing building	Granted Conditionally	03/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/16/00369/PRI	Non-material amendment	Draka UK Industrial Cables Ltd, Alfreton Road, Derby, DE21 4AE	Extensions and alterations to existing units and erection of 19 new units - non material amendment to previously approved planning permission DER/07/14/00369 to change the layout from 20 units to 12 units	Granted	04/05/2016
03/16/00375/PRI	Variation/Waive of condition(s)	124 Swarkestone Road, Chellaston, Derby, DE73 1UD	Two storey side and single storey front and rear extensions to dwelling house (porch, kitchen, dining room, sitting room, utility room, cloak room, bedroom and bathroom) - variation of condition 2 and removal of condition 3 of previously approved planning permission Code no. DER/01/15/00089/PRI to apply render to the front elevation and tiles to the porch roof	Granted Conditionally	26/05/2016
03/16/00378/PRI	Full Planning Permission	342 Duffield Road, Derby, DE22 1ER	Single storey side extension to dwelling house (garage and lobby)	Granted Conditionally	04/05/2016
04/16/00382/PRI	Works to Trees under TPO	223 Morley Road, Oakwood, Derby, DE21 4TB	Removal of overhanging branch of Pine Tree protected by Tree Preservation Order no. 109	Granted Conditionally	05/05/2016
04/16/00392/PRI	Prior Approval - Householder	45 Laburnum Crescent, Allestree, Derby, DE22 2GR	Single storey rear extension (projecting beyond the rear wall of the original house by 3.4m, maximum height 4m, height to eaves 3m) to dwelling house	Prior Approval Not required	05/05/2016
03/16/00393/PRI	Full Planning Permission	10 Ashover Road, Allestree, Derby, DE22 2PZ	Single storey rear extension to dwelling (kitchen.dining area, bedroom and en-suite)	Granted Conditionally	24/05/2016
03/16/00394/PRI	Full Planning Permission	12 West Bank Avenue, Derby, DE22 1AP	First floor side and single storey front and rear extensions to dwelling house (bedroom, en-suite, conservatory and enlargement of garage and hall)	Granted Conditionally	25/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/16/00395/PRI	Full Planning Permission	22 Avondale Road, Spondon, Derby, DE21 7AW	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	20/05/2016
03/16/00396/PRI	Full Planning Permission	45 Amber Road, Allestree, Derby, DE22 2QB	Single storey rear extension to dwelling house (living area) and erection of detached garage	Granted Conditionally	04/05/2016
03/16/00398/PRI	Works to Trees under TPO	120 Whitaker Road, Derby, DE23 6AP	Crown thin by 15% of Ash tree protected by Tree Preservation Order no. 278	Granted Conditionally	05/05/2016
04/16/00401/PRI	Full Planning Permission	6-12 St. Peters Street, Derby, DE1 1SH	Installation of new shopfronts	Granted Conditionally	20/05/2016
04/16/00402/PRI	Advertisement consent	6-12 St. Peters Street, Derby, DE1 1SH	Display of internally illuminated fascia sign	Granted Conditionally	25/05/2016
04/16/00403/PRI	Works to Trees in a Conservation Area	94 Belper Road, Derby, DE1 3EQ	Felling of Fir tree within the Strutts Park Conservation Area	Raise No Objection	04/05/2016
04/16/00405/PRI	Full Planning Permission	58 Chestnut Avenue, Mickleover, Derby, DE3 5FS	Two storey rear extension to dwelling house (bedroom, en-suite and enlargement of kitchen)	Granted Conditionally	04/05/2016
04/16/00406/PRI	Works to Trees in a Conservation Area	170 Duffield Road, Derby, DE22 1BH	Pollarding at 3 - 3.5m of Beech, Prunus and Lilac trees within the Strutts Park Conservation Area	Raise No Objection	04/05/2016
04/16/00407/PRI	Full Planning Permission	77 Willowcroft Road, Spondon, Derby, DE21 7FL	Erection of detached garage	Granted Conditionally	19/05/2016
04/16/00414/PRI	Full Planning Permission	9 Ravenscourt Road, Derby, DE22 4DL	Single storey side extensions to dwelling house (garage/store, breakfast room and enlargement of kitchen) and installation of a canopy to the front elevation	Granted Conditionally	04/05/2016
04/16/00424/PRI	Full Planning Permission	McDonalds Restaurant, Wheatcroft Way, Derby, DE21 4RY	Alterations to the elevations and single storey extension to restaurant, re-configuration of the site to include alterations to the 'drive thru', access/egress arrangements and enlargement of the bin store	Granted Conditionally	12/05/2016
04/16/00425/PRI	Advertisement consent	McDonalds Restaurant, Wheatcroft Way, Derby, DE21 4RY	Display of various signage	Granted Conditionally	12/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/16/00426/PRI	Advertisement consent	McDonalds Restaurant, Wheatcroft Way, Derby, DE21 4RY	Display of internally illuminated pole sign	Granted Conditionally	12/05/2016
04/16/00428/PRI	Prior Approval - Householder	14 Rowallan Way, Chellaston, Derby, DE73 5WX	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.7m, height to eaves 2.6m) to dwelling house	Prior Approval Approved	26/05/2016
04/16/00439/PRI	Full Planning Permission	41 Woodsorrel Drive, Oakwood, Derby, DE21 2UF	Single storey side and rear extension to dwelling house (w.c, utility and kitchen)	Granted Conditionally	09/05/2016
04/16/00449/PRI	Full Planning Permission	85 Coleridge Street, Derby, DE23 8AD	Two storey and single storey side extension to dwelling house (kitchen.wetroom and bedroom)	Granted Conditionally	12/05/2016
04/16/00453/PRI	Non-material amendment	72 Onslow Road, Mickleover, Derby, DE3 5JG	Extension to dwelling house (kitchen, enlargement of bedroom and en-suite) - non material amendment to previously approved planning permission 01/07/00081 to reduce the footprint and insert roof lights into the single storey rear extension	Granted	06/05/2016
04/16/00454/PRI	Prior Approval - Householder	21 Woodside Drive, Allestree, Derby, DE22 2UN	Single storey rear extension (projecting beyond the rear wall of the original house by 6.1m, maximum height 3.8m, height to eaves 2.64m) to dwelling house	Prior Approval Not required	06/05/2016
04/16/00466/PRI	Prior Approval - Householder	4 Mead Close, Sinfin, Derby, DE24 9PE	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 2.8m, height to eaves 2.8m) to dwelling house	Prior Approval Not required	12/05/2016
04/16/00473/PRI	Works to Trees under TPO	8 Church Walk, Allestree, Derby, DE22 2EA	Various works to trees within the Allestree Conservation Area	Raise No Objection	20/05/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/16/00474/PRI	Non-material amendment	27 Oaklands Avenue, Littleover, Derby, DE23 7QG	Two storey side and single storey rear extension to dwelling house (study, two bedrooms and enlargement of kitchen) - non-material amendment to previously approved planning permission DER/07/15/00968 to enlarge the master bedroom window and infill the porch area to bring the front door in line with the bay window	Granted	11/05/2016
05/16/00528/PRI	Non-material amendment	14 Westhall Road, Mickleover, Derby, DE3 5PA	Single storey front and two storey side extensions to dwelling house (porch, w.c., bedroom, en-suite and enlargement of lounge/dining room and kitchen) and formation of rooms in roof space (bedroom, bathroom and rear dormer) - non material amendment to previously approved planning permission code No. DER/05/15/00642 to substitute doors and windows on the rear elevation for bi-fold doors	Granted	12/05/2016
05/16/00544/PRI	Full Planning Permission	32 Hobkirk Drive, Sinfin, Derby, DE24 3DT	Single storey side extension to dwelling house (living room)	Withdrawn Application	24/05/2016
05/16/00551/PRI	Full Planning Permission	48 Queen Street, Derby, DE1 3GN	Retention of change of use from retail (use class A1) to mixed use waxing and beauty salon (sui generis use) and retail (use class A1)	Withdrawn Application	24/05/2016