



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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Planning Control Committee 12 January 2017

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2	15 - 23	07/16/00891	Garage block adjacent to 200 Porter Road, Derby.	Demolition of garages. Residential development (three dwellings).	To grant planning permission with conditions
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4	38 - 46	07/16/00886	Chellaston Academy, Swarkestone Road, Chellaston.	Removal of condition 9 of previously approved planning permission Code no. DER/05/15/00578 (waste collection facilities) and relocation of bin storage area.	To grant planning permission with conditions
5	47 - 53	10/16/01255	Land at the side of 18 Birdcage Walk, Mackworth.	Erection of a dwelling house (use class C3).	To grant planning permission with conditions

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Committee Report Item No: 1

Application No: DER/03/16/00330

Type: Full

1. Application Details

Address: North Lees Centre, 63A Duffield Road, Derby.

Ward: Darley

Proposal:

Demolition of building and erection of six apartments.

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/03/16/00330>

Brief description:

63A Duffield Road is a former pupil referral unit (North Lees Centre), which lies just north of the Five Lamps junction and on the west side of Duffield Road. It is a post-war single storey, flat roof building which is in an elevated position relative to the road frontage. The site shares a vehicular access with 63 Duffield Road, which is a former late Victorian villa, previously in use as health care unit. This property has recently been granted permission for change of use to a house in multiple occupation (HIMO) (under code no: DER/03/16/00327). Both sites lie within the Strutts Park Conservation Area.

The application site has a group of large mature trees around its perimeter, which currently surround the existing building on the site. The trees are not covered by a Tree Preservation Order although they are protected by virtue of being in the Conservation Area. All the principal trees are proposed to be retained as part of the development, with some crown thinning and crown lifting to be carried out those trees, as recommended in the submitted Arboricultural Report and Tree Protection Plan.

Full permission is sought for the demolition of the existing single storey building on the site and erection of a two and a half storey apartment building, with 6, 1 and 2 bed apartments. The new building would be sited on a very similar footprint to the existing, in order to avoid encroaching into the root protection areas of the various trees. The development has a rectangular layout, with a two storey flat roof wing to the rear. The main building has steeply pitched roofline with two projecting gables on each side. It is to be faced in brick with stone detailing and sash style window openings. Two storey projecting bays are proposed on the front elevation of each projecting gable.

There are six existing car parking spaces to the rear of 63 Duffield Road, which are to be dedicated to the use of the proposed occupants. Access would be via the existing driveway from Duffield Road, which is shared with No.63. A new bin store area is proposed within a retaining planted area alongside the main driveway.

The application is accompanied by a Heritage Statement, Design and Access Statement and Arboricultural Report and Method Statement and Tree Protection Plan.

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The Duffield Road elevation has also been given a more 'friendly', domestic character by the inclusion of a central doorway orientated towards the road, and some general amendments to the elevational treatment provide more architectural expression and references to No.63.

Revised sections have been submitted to show the proposed scheme in relation to No. 63 and demonstrate that although the overall height and mass of the proposed new building have not been altered, the visual focus on the roof storey has been reduced and lowered down to eaves level.

These amendments are welcomed and would create a less strident form and higher quality elevation within the street scene.

I consider that the proposed revisions would achieve a more modest character within the street scene and not unduly dominate the built historic environment, subject to the retention of trees as proposed and enhancement of planting to soften its visual impact and maintain a sense of mature domestic landscape.

On the frontage, the roof light to the left hand side has been relocated to the rear pitch, but that to the bedroom to the right retained. It is recognised that a gable window to this elevation would face the existing trees, hence the proposed roof-light.

If approved, I recommend conditions to include: all external materials and finishes, including fascia boards and door surrounds as well as wall and roof materials; full joinery details for windows and doors, to include elevations, sections and depth of reveal within opening; any roof lights to be of the 'conservation' type, i.e. of metal construction fitting flush with or recessed from the external roof face.

Conservation Area Advisory Committee:

Original details:

No objection subject to further acceptable information being submitted covering proposed landscaping details and a section through the site.

Chair agreed that the revised details did not need to be referred to the Committee.

Highways Development Control:

The proposal application is for demolition of a single storey building and erection of a three storey building with six apartments on the same site. On the application form it states that there are 11 parking spaces, which are shared with the adjacent property. There is no parking on the site; however six spaces will be available to use at the adjacent property.

The site will be accessed via using the adjacent property's driveway. Recycling and refuse bins are shown on the plan which is considered acceptable distance from the highway. Cycle parking is to be provided for five cycle spaces; however it does not indicate any details. A secure and covered cycle store will be required as part of the development.

Given that the proposed application site is in a sustainable location and well served by local transport (and cycle) links; it is unlikely that the proposed change in use will have a significant impact on the highway.

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Should planning permission be granted, I would recommend the following condition:

No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be covered and that area shall not thereafter be used for any purpose other than the parking of cycles.

Natural Environment:

Concerns had initially been raised regarding the proposal and its potential effect on the existing trees, which resulted in further tree protection measures being submitted for consideration. A site meeting was held on 28 June at the property between the applicant, their arboricultural consultant and officers from the Council. At this meeting the concerns relating to the protection of the trees were discussed. It was agreed that the tree protection measures submitted are acceptable in principle.

If we are minded to approve the proposal, beyond the usual standard tree conditions, I would recommend that it should be conditioned that the additional tree protection measures are followed and reinforcing that the proposal, including the foundations, should be constructed within the existing building footprint, outside of the root protection area (RPA) of the trees on site.

If minded to approve the overall proposal, I would recommend that it also be conditioned that the applicant submits an Arboricultural Method Statement detailing the specific tree protection measures that would be used to minimise any impact on the trees when implementing the bin storage area.

Derbyshire County Council Archaeologist:

The site is located on the edge of the likely extent of Roman occupation in Derby, lying on the conjectured line of the Rykniel Street Roman road (HER 18929/99016) and at the very periphery of the possible civil settlement 170m south-east of the first century Roman fort in the Strutts Park area. The site remains elevated above the road and although developed during the 20th century may preserve some elements of the original ground surface.

I recommend that this archaeological interest should be addressed through a conditioned scheme of investigation and recording secured by planning conditions in line with NPPF paragraph 141.

The conditioned work will depend to some extent on the methodology of the groundworks for the proposed development, but is likely to involve elements of archaeologically controlled strip-and-record, and supervision and monitoring of groundworks to enable archaeological remains to be identified and recorded.

Highways (Land Drainage):

The development is not located in an area identified as of high risk from fluvial or surface water flooding. It is not clear from the application documents how the development of the site will affect the proportion of impermeable surface area. Any increase in impermeable area will exacerbate surface water flood risk if not managed correctly. It is noted that a detailed surface water drainage scheme has not been provided for the development at this stage. This will need to be provided to and approved prior to development commencing. Therefore, I can only support the

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development proposals with a condition to secure details of a surface water drainage scheme for the site, based on sustainable drainage principles, which shall subsequently be implemented in accordance with the approved details before the development is completed.

Derbyshire Wildlife Trust:

We have considered the Daytime Bat Survey report prepared by ML Ecology undertaken on 30th March 2016 submitted in support of the application and advise that a sufficiently thorough assessment has been undertaken to be reasonably confident that the proposal is unlikely to impact upon roosting bats and that no further survey work or mitigation is required.

In summary, it is likely that the assessment that has been undertaken for bats meets Government guidance within Circular 06/2005 and, as such, sufficient information regarding these protected species has been supplied to enable the Council to make an informed decision in accordance with the guidelines and to discharge its legal obligation to have regard to the requirements of the Habitats Directive. In summary, no evidence of bats was found and we therefore advise the Council that there should be no ecological constraints associated with the proposal.

The site is surrounded by trees which are proposed for retention, which is welcomed. All retained habitats should be protected from damage by the erection of adequate temporary protective fencing for the duration of the works in accordance with a scheme to be submitted to and approved in writing prior to the commencement of any works on the site as a condition of any consent.

6. Relevant Policies:

Saved CDLPR policies:

- GD2. Protection of the Environment
- GD4 Design and the Urban Environment
- GD5 Amenity
- H13 Residential Development – General Criteria
- E7 Protection of habitats
- E9 Trees
- E10 Renewable Energy
- E18 Conservation Areas
- E23 Design
- E29 Protection of World Heritage Site and its Surroundings
- T1 Transport Implications of New Development
- T4 Access, Parking and Servicing

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

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

Derby City Local Plan – Part 1: Core Strategy

- CP1(a) Presumption in Favour of Sustainable Development
- CP2 Responding to Climate Change
- CP3 Placemaking Principles

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CP4 Character and Context
CP16 Green Infrastructure
CP20 Historic Environment
CP23 Delivering a Sustainable Transport Network
AC9 Derwent Valley Mills World Heritage Site

Whilst the CDLPR remains the Development Plan for the purposes of decision making, the Derby City Local Plan Part 1 – Core Strategy has now been found sound by an independent Planning Inspector, subject to main modifications, and can therefore carry increased weight in the decision making process.

Cabinet will now be asked to consider the Inspectors findings, agree the main modifications to the plan and recommend to Full Council that the Plan be adopted. Members will be kept updated of the formal adoption of the Plan at future meetings.

In advance of formal adoption, paragraph 216 of the NPPF enables us to give weight to relevant policies in emerging plans, according to the stage of plan preparation, the extent to which there are unresolved objections and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

Given that the Inspector has now found the Plan sound, the policies contained within it (as modified) can be considered to carry significant weight. The implications for the decision making process are discussed further in the key issues section of this report.

The policies of the Derby City Local Plan Part 1 – Core Strategy (including proposed modifications) can also be viewed via the following web-link.

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_MODIFICATIONS_AUG16%20Track%20changed.pdf

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.

- Design and Heritage impacts
- Residential amenity
- Trees & Ecology
- Access and servicing

Design and Heritage Impacts

The application site comprises a vacant single storey building, previously occupied as a pupil referral unit for the Council's education service and a mixed group of trees, which are prominent from the Duffield Road frontage. The site lies within the Strutts Park Conservation Area and the World Heritage Site buffer zone, on an elevated section of Duffield Road, which is characterised by large mid-Victorian houses and

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substantial stone walls. 63 Duffield Road is a Victorian villa, to the south, which shares an access driveway with the site and has a recent permission for conversion to a HIMO, a house in multiple occupation. No.63 is a heritage asset, by reason of its historic significance as a distinctive 19th Century building in the Conservation Area. This part of Duffield Road has considerable significance due to the various 19th and early 20th Century houses which line the road and the mature trees, which contribute to the leafy setting.

The proposed development would impact on the significance of designated heritage assets, including the Conservation Area and World Heritage Site Buffer Zone and must therefore be considered under adopted Local Plan Policies E18 & E29 and the NPPF heritage policies 128 to 134. The NPPF para. 132 considers the weight that should be given to the significance of a designated asset and states that “the more important the asset, the greater weight should be” and this also relates to the degree of harm to the asset. Para. 134 requires that where there is less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal. Policy E18 seeks to ensure that new development will preserve and enhance the character of Conservation Area, whilst E29 requires that development in the buffer zone of the World Heritage Site does not have an adverse effect on the World Heritage Site or its setting. These general objectives are carried through to the emerging Local Plan Part 1 policies CP20 and AC9, which relate to protection of the historic environment and the World Heritage Site, although there is no longer a requirement to enhance the area.

The former pupil unit is a post-war building, adjacent to No.63, which has a flat roof and is of limited architectural merit. As a building it does not make a significant contribution to the character and setting of No.63 or to the significance of the Conservation Area. It is a relatively modest building in scale, but with a large footprint. It is elevated about 2 metres above the road level behind a stone retaining wall and a group of large trees, which dominate the site. The demolition of this building and replacement, with a new building, would in principle be acceptable and not harmful to the special character or significance of the Conservation Area or the appearance of the street scene.

It is proposed to replace the existing building with a two and half storey apartment building on a similar footprint to the existing. The building is designed to reflect a large period dwelling, in keeping with the scale, style and materials of the Victorian villas and houses in this part of the Conservation Area. It incorporates bay window features, sash type windows and steeply pitched projecting gables. There is proposed to be use of traditional materials and finishes, including brick and plain tiles, with stone dressings and lintels. There is a principal entrance to the front of the building, which serves all the apartments.

During the course of the application, the proposed building has been amended following discussions with the Council’s Conservation Officer. Sectional drawings of the proposal in relation to Duffield Road and the adjacent No.63 have been provided, due to its elevated position relative to its surroundings. The overall scale and massing of the building has been reduced, by lowering the rear section, to two

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storeys only. The elevational treatment and window arrangement has also been altered to give more symmetry and coherence to the design and give a more domestic scale to the building. The end elevation, which faces onto Duffield Road has also been given a more robust presence from the street, with a more unified elevational treatment and the addition of an entrance door to the ground floor flat. These changes are considered to have substantially enhanced the appearance and proportions of the proposed building and reduced its bulk and mass, whilst retaining the same number of residential units.

This revised built form and design has been accepted by the Conservation Officer and I am satisfied that the height and scale of the proposal would now respect the character and form of other period dwellings in the street, including 63 Duffield Road, which sits a little lower in ground level.

The Conservation Area Advisory Committee also raised no objections to the form of the proposed development. The revised scheme has addressed all the previous concerns raised in regard to the form and design of the building and its impacts on the Conservation Area and WHS Buffer Zone. The development would result in very limited harm to the significance of both of these heritage assets and the harm is sufficiently outweighed by the public benefits in terms of, delivery of much needed new housing, retention of important mature trees and the removal of a modern vacant building which does not contribute greatly to the character of the area. The heritage policy tests of the NPPF are therefore adequately met and the proposal accords with the Local Plan policies E18 and E29 in regard to the protection of the historic environment. Policies GD4, E23 and H13 are also satisfied in relation to the scheme's design and layout.

Residential Amenity

The application site is relatively secluded in the Duffield Road street scene, by the mature tree cover which surrounds the site and the dense group of trees to the north of the site on an area of open space. These trees provide a high degree of screening of the site, from the surrounding properties. Despite this there are dwellings on Queen Mary Court which are relatively close to the site to the north and west. The nearest property at 1 Queen Mary Court is approx. 24 metres to the north, although it faces towards the Polish Centre, which is to the west of the site, on Kedleston Road. There are dwellings at 9 to 12 Queen Mary Court, which face towards the site from the west at a distance of about 40 – 45 metres. The revisions to the internal layout of the apartment building have included alterations to the location of window openings on the north and west elevations to remove the potential for significant overlooking of the nearby residents on Queen Mary Court. The north and west elevations now include obscure glazed openings at first floor to bathrooms and kitchen (lounge window towards the front of building facing towards Polish Centre). On the same elevations at ground floor, there would be two bedrooms and obscured bathroom openings. The ground floor openings face onto the boundary fence, which is close to the north elevation and into the trees so that they would cause very limited overlooking of the dwelling at 1 Queen Mary Court. It is not considered reasonable to require obscure glass to the bedroom windows on ground floor level, when they would not result in any meaningful impact on privacy. Boundary treatment of the north and west boundaries would be subject to condition and used to ensure a solid

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treatment, to further minimise any overlooking. Overall, I am satisfied that the revised proposal would not lead to a significant loss of amenity or privacy for the residents of Queen Mary Court.

In regards to impacts on other nearby properties on Duffield Road, there would be no significant loss of amenity to residents on the opposite side of Duffield Road or those occupants of 63 Duffield Road, which is currently being converted to a house in multiple occupation. No.63 is at a lower ground level to the development and is screened by the mature trees on the site. The new building would face onto the side elevation of that property at a distance of some 18 metres and I am satisfied that there would not be an undue loss of privacy or adverse effect on the living environment of the occupants.

I am also satisfied that the proposed apartments would be capable of providing a suitable living environment for the residents of the site, despite the proximity of the mature trees around the building. The requirements of Policy GD5 and H13 in relation to amenity are therefore satisfactorily met by the proposal.

Trees & Ecology

There is a group of mature trees around the edge of the site as well as trees on adjacent open space to the north, which are not covered by a Tree Preservation Order, but have protection by virtue of being located in the Conservation Area. As a group, these trees are prominent in the Duffield Road street frontage and they make a significant contribution to the character and leafy setting of the Conservation Area. The trees are a mix of native species of various sizes and they currently overhang the existing single storey building on the site. The trees must be retained as part of the development, due to their considerable amenity value. The proposal is to erect the new building on a similar footprint to the existing structure, in order to protect the trees from root damage.

A Tree Survey and Arboricultural Method Statement accompanied the application and the method statement has subsequently been updated with a Tree Protection plan, following discussions with the applicant's arboricultural consultant. Limited pruning of the trees which overhang the building to the north and west of the site is recommended in the form of 15% crown thinning and crown lifting to 5-6 metres to accommodate scaffolding. Such pruning would take place before any works take place on the site. The Council's Natural Environment team and Arboricultural Officer are both satisfied that the groups of trees identified in the tree survey would not be adversely affected by the demolition and construction of the development, because the footprint of the building would be similar and therefore the root protection areas of the trees would be safeguarded. This is also subject to the pruning of the trees recommended by the arboricultural consultant, being carried out and the tree protection measures being put in place prior to any works commencing on the site. A more detailed method statement for the proposed working around the retained trees is also recommended to be secured by planning condition.

With the pruning and tree protection measures for the group of trees surrounding the development, which are proposed, the trees would be sufficiently safeguarded during demolition and construction of the buildings. The proposed crown lifting would minimise potential conflict with future occupants of the building and reduce pressure

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for future pruning. I am therefore satisfied that the amenity value and contribution of the trees to the character of the streetscene and the historic environment would be maintained, subject to compliance with the recommended conditions. The requirements to retain important trees under Policy E9 and GD2 would therefore be satisfactorily met.

A Bat Survey Report for the presence of bat activity in the existing building has been submitted in order to establish if there would be impacts on bats from the proposed demolition. The survey did not find any evidence of bat occupation and negligible potential for bats was identified. Derbyshire Wildlife Trust supports the findings of the survey and has not recommended any further survey work be carried out. It is noted that trees around the site are being retained, so the habitat potential of those trees for any bat activity is preserved.

Since there is not likely to be any adverse effects on protected species as a result of the proposed development, the proposal would accord satisfactorily with the relevant Policies GD2 and E7.

Access and Servicing

The proposed apartment building is to be served off the existing driveway from Duffield Road, shared with the adjacent 63 Duffield Road. Six parking spaces to the rear of No.63 would be designated for the occupants of the new apartments. There is a further five spaces on the south side of No.63 which are for the residents of that property. There is adequate space within the site for turning and manoeuvring. The development would generate a very limited amount of traffic, which is unlikely to be any more than for the previous referral unit.

The Highways Officer has not raised any concerns in regard to the proposed access and parking arrangements for the apartment building.

In relation to servicing, a new bin storage area for the apartments is proposed to be formed alongside the driveway in a retained area close to a group of trees. There would be a requirement for some excavation of this area to form the storage and a tree protection plan and method statement would be required, to ensure that the tree roots are protected. The Arboricultural Officer is satisfied that this can be achieved, subject to these tree protection details being agreed and carried out during construction. The Highways Officer requires the bin store to be in this location, to meet the necessary 25 metre carry distance from the highway and has not raised objection to the bin storage facility.

There is a requirement for cycle parking provision for the apartments and this can be secured by means of a condition. Overall, there would be no adverse highway safety implications arising from the proposal and it adequately meets the tests of Policies T1 and T4.

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8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

In the opinion of the Local Planning Authority the demolition of the existing building on site and erection of residential development would amount to a satisfactory form of development and high quality living environment in the Strutts Park Conservation Area and World Heritage Site buffer zone, which would result in less than substantial harm to the significance of the heritage assets. The scale, form and design of the building would respect the special character of the historic environment and the Duffield Road street scene. The layout and form of the apartments would not have a significant adverse impact on the amenities and privacy of nearby residential properties on Queen Mary Court. The mature trees around the site would be satisfactorily retained within the development and protected, by the retention of a similar building footprint and tree protection measures/method statements to be secured by condition. On balance the limited harm to the designated heritage assets is considered to be outweighed by the public benefits of the proposal.

Conditions:

1. Standard condition 03 (time limit)
2. Standard condition 100 (approved plans)
3. Standard condition 27 (details of external materials and finishes to be agreed, to include fascia boards, lintels/cills and balustrading)
4. Details of window and door joinery, including door surrounds, sections and depth of reveal to be submitted and agreed.
5. Details of rooflights, which are to be "conservation" type rooflights, to be submitted and agreed.
6. Details of all boundary treatment for the development to be submitted and agreed.
7. All first floor window openings, to kitchen and bathrooms to the north and west elevation of the apartment building to be obscure glazed and retained as such at all times.
8. Details of a landscaping scheme, including planting, hard surfacing and retention of trees to be submitted and agreed.
9. Landscaping scheme approved under condition 8 to be implemented and maintained.
10. The trees to be retained shall be protected in accordance with a site specific Arboricultural Method Statement and Tree Protection plan to be submitted and protection measures implemented before construction.
11. Precise details of recommended tree pruning, specified in arboricultural consultant's letter of 11 May 2016, to be submitted and agreed.

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12. The Arboricultural Method Statement submitted under condition 10, to include details of the tree protection in relation to construction of bin storage area hereby permitted, close to retained trees.
13. Details of secure and covered cycle parking for the apartments to be submitted and agreed.
14. Details of a surface water drainage scheme for the development, to include sustainable drainage measures to be submitted and agreed.
15. A Written scheme of investigation for archaeological work on the site, to provide details of a site investigation and recording, to be submitted and agreed and carried out before any work commences.
16. The approved archaeological site investigation under condition 16, to be carried out and results reported and archived, before any work commences.

Reasons:

1. In accordance with the relevant Town and Country Planning legislation.
2. For the avoidance of doubt.
3. To preserve the character and appearance of the Conservation Area and World Heritage Site Buffer Zone and in the interests of visual amenity – GD4, E18, E23, E29 & H13
4. To preserve the character and appearance of the Conservation Area and World Heritage Site Buffer Zone and in the interests of visual amenity – GD4, E18, E23, E29 & H13
5. To preserve the character and appearance of the Conservation Area and World Heritage Site Buffer Zone and in the interests of visual amenity – GD4, E18, E23, E29 & H13
6. To protect the amenities of nearby residential properties and in the interests of safeguarding visual amenity in the streetscene – GD4, GD5, H13, E18 & E23
7. To protect the privacy and amenities of nearby residential properties on Queen Mary Court – GD5 & H13
8. To safeguard the visual amenities of the local area and preserve the character and appearance of the Conservation Area – GD4, E18 & E9
9. To safeguard the visual amenities of the local area and preserve the character and appearance of the Conservation Area – GD4, E18 & E9
10. To protect trees during and after construction in the interests of visual amenity and the character of the local area – GD2 & E9
11. To ensure proper control of tree works, to protect the amenity value and condition of the trees – GD2 & E9
12. To protect trees during and after construction in the interests of visual amenity and preserve the character of the area – GD2 & E9
13. To promote sustainable modes of transport and provide suitable facilities to encourage cycling – T4

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14. To ensure satisfactory drainage arrangements for the site, to minimise flood risk – GD3
15. To ensure that any archaeological interest on, over or under the site is safeguarded and recorded – E21
16. To ensure that any archaeological interest on, over or under the site is safeguarded and recorded – E21

Application timescale:

The target for determination of the application has been extended by agreement until the 18 January 2017. It is brought to committee at the request of a Ward Member.

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Committee Report Item No: 2

Application No: DER/07/16/00891

Type: Outline – with all Matters Reserved.

1. Application Details

Address: Garage block adjacent to 200 Porter Road, Derby.

Ward: Normanton

Proposal:

Demolition of garages. Residential development (up to three dwellings).

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/07/16/00891>

Brief Description:

This application relates to a plot of land approximately 453 square metres in area, which is situated to the north of Porter Road. At present it is occupied by a number of single-storey pre-fabricated garage blocks, providing 13 garages in total. The site boundaries are enclosed by high-level boundary walls and there is an existing gated vehicle access from Porter Road. The land levels across the site are fairly flat.

Porter Road is a residential street comprised of a mixture of semi-detached houses and short terrace rows. The surrounding built development is predominantly two-storeys in height. To the north the site abuts the rear gardens of the terraced houses along Powell Street. To the west is another garage site of a similar size to the application site. To the east the application site abuts the boundary with No. 200 Porter Road.

The application has been submitted in Outline form, with all matters reserved.

Therefore, precise details of layout, scale, external appearance, access and landscaping are not being considered under this application and would require approval under subsequent reserved matters applications. The application seeks only to establish the principle of residential development (up to three dwellings) on the site and, at this stage, any accompanying plans and elevations are indicative only.

During the course of the application the number of dwellings proposed has been reduced from four down to three.

2. Relevant Planning History:

Application No:	03/03/00483	Type:	Full Planning Permission
Status:	Granted conditionally	Date:	30/04/2003
Description:	Erection of additional garage		

3. Publicity:

Neighbour Notification Letter - 17

Site Notice – Yes

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

Classification: OFFICIAL

4. Representations:

11 objection letters/emails have been received following consultation on the application, together with a petition containing 24 signatures. The issues raised within the objection letters are summarised below:

- the adverse effect on highway safety and the convenience of road users;
- increased congestion and increased levels of on-street parking;
- cars may park half on the footpath causing obstructions to residents;
- loss of existing garages – increased difficulty for residents of Porter Road parking their cars;
- impact on residential amenity for neighbours : noise, disturbance, overlooking loss of privacy and overshadowing;
- visual impact – the proposal is out of keeping with character of neighbourhood, overbearing and out of scale;
- concerns about the future residents that will reside in the houses and increase in noise, pollution and waste
- no more house are needed;
- the development isn't viable;
- impact on property prices;
- possible health issues associated with the removal of asbestos on the site;
- impact on foundations of neighbouring garages

Representations have also been received from Councillor Afzal who has requested that the application be considered by the Committee.

'As the local Councillor I have been made aware that a number of objections have been raised by local residents about the development. Whilst reviewing the web site for the application details, you can see there is a lack of clarity regarding the final proposed development with an option A and B outlined. Therefore, this needs to be examined within the public forum to enable residents and planning committee to fully consider the proposals.

The main issues with the application that need consideration at Committee as follows:

- *Application as currently presented will have a negative impact on the visual amenity of the area. The housing density of three units is not appropriate for the street.*
- *There is inadequate parking for the development with three units as proposed and the layout will reduce parking provision on the street if a dropped kerb is created for the frontage of the properties.*

- *The developers should look at other options regarding the design and build of the properties to ensure they are more appropriate to the fit in with the existing properties on the street.'*

5. Consultations:

Highways Development Control:

The site appears to currently consist of 13 garages, a number of which appear to be in good condition and regular use; the Highway Authority would have concerns that vehicles parked in them would be displaced onto the highway. However, as the garages are privately owned, their owner could legitimately discontinue their use at any time without recourse to gain consent from the Council. Further, there is also no guarantee that the garages are currently allocated/reserved for local residents. Due to the design of residential dwellings in the area, many of the occupants of neighbouring properties do not appear to have access to off-road parking in the vicinity of the site.

The footway fronting the site is (GIS measure) approximately 2.3 metres wide. The site has an existing footway crossing width of 3.6 metres and is fronted by a litter bin and a BT call box (the call box is in the eastern corner). The site falls towards the highway. At the time of the Case Officer visit, Porter Road (which has no waiting restrictions) was heavily parked ~ although there was highway parking available in the vicinity of the site.

The proposals are for four dwellings; with the indicative plan showing no off highway parking for the occupants. Whilst being aware that the proposals are likely to result in additional highway parking demand, the Highway Authority also accepts that the proposals comply with the Councils published maximum parking standards; and additional highway parking in the area, whilst perhaps an inconvenience to neighbouring residents would not necessarily constitute a highway safety concern. This is considered to be more of a residential amenity issue which is not a material highway consideration.

It should also be noted that proposals to provide off-street parking for any of the dwellings would also result in the need for dropped footway crossings which would effectively sterilise that section of the frontage in respect of highway parking. In the case of the current application the entire frontage of the site would be available for the parking of nearby residents/visitors, and not just the occupiers of the dwellings.

It is noted however that the indicative information makes no provision for cycle parking (in an attempt to mitigate the lack of off-road parking) to provide for a more sustainable development. The applicant should also be aware that the Highway Authority will require any final design to also include details of measures to prevent surface water washing off the site onto the adjacent highway footway; and that any proposed soakaway must be in excess of 5.0 metres away from the highway boundary.

The existing highway dropped crossing would also need to be closed as part of any detailed proposals, and I suspect that the applicant will also wish to relocate the nearby litter bin (the relocation of the BT call box is not a highways matter). Nevertheless, as the application has all matters reserved, and the application plan is

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indicative only; it is only necessary to establish that (in highway terms) proposals could be accommodated within the site.

No objections subject to suggested conditions relating to detailed reserved matters.

Derbyshire Wildlife Trust:

No evidence of bats was found and we therefore the Trust advise the Council that there should be no ecological constraints associated with the proposed development. The Trust supports the recommended enhancements to the site for bird and bat boxes which should be implemented in full as a condition of any consent.

6. Relevant Policies:

Saved CDLPR policies:

GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
E7	Protection of Habitats
E9	Trees
E17	Landscaping Scheme
E23	Design
T4	Access, Parking and Servicing

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

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

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
CP19	Biodiversity

Whilst the CDLPR remains the Development Plan for the purposes of decision making, the Derby City Local Plan Part 1 – Core Strategy has now been found sound by an independent Planning Inspector, subject to main modifications, and can therefore carry increased weight in the decision making process.

Cabinet will now be asked to consider the Inspectors findings, agree the main modifications to the plan and recommend to Full Council that the Plan be adopted. Members will be kept updated of the formal adoption of the Plan at future meetings.

In advance of formal adoption, paragraph 216 of the NPPF enables us to give weight to relevant policies in emerging plans, according to the stage of plan preparation, the extent to which there are unresolved objections and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

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Given that the Inspector has now found the Plan sound, the policies contained within it (as modified) can be considered to carry significant weight. The implications for the decision making process are discussed further in the key issues section of this report.

The policies of the Derby City Local Plan Part 1 – Core Strategy (including proposed modifications) can also be viewed via the following web-link.

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_MODIFICATIONS_AUG16%20Track%20changed.pdf

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:

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;
- impact on neighbour amenity;
- impact on character/streetscene issues.
- parking/highways Issues;

The principle of development

The site is not allocated for any specific purpose within the adopted City of Derby Local Plan Review, or the emerging Derby City Local Plan Part 1 - Core Strategy. It is situated in a highly sustainable residential area, with good access to shops, services and public transport links, and the development provides an opportunity to deliver up to three new dwellings on a brownfield site contributing toward the City's supply of housing. The principle of siting new residential development in this location is therefore considered to be acceptable.

Impact on neighbour amenity:

Taking into account the size of the site and the relationship with neighbouring properties it is considered that up to three dwellings could be satisfactorily accommodated on the site without causing undue harm to the amenity of neighbours. Whilst further consideration would need to be given to the precise layout of the development at reserved matters stage, any new houses could be situated in line with the side elevation of No. 200 Porter Road to minimise any impact on this neighbour and a reasonable garden depth could also be provided to the rear to avoid any direct overlooking of neighbours along Powell Street. I see no reason to resist the proposals in terms of its likely impact on neighbour amenity.

Streetscene Issues:

Although there are a number of semi-detached dwellings in the immediate vicinity of the application site Porter Road as a whole is a fairly mixed streetscene. Together with semi-detached pairs there are also examples of short terraces of three or more houses; for example No's 227-237 and No's 243-347 on the southern side of Porter Road, and No's 184-192 Porter Road to the east of the application site. Building lines

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are fairly consistent, as is the scale of nearby development, but there is some variety in terms of precise plot widths, house styles, and architectural details of the dwellings along Porter Road.

Whilst Officers have suggested that it may be more appropriate to develop the site with a pair of semi-detached houses the applicant has been unwilling to further reduce the quantum of development proposed and, given the mixed character of Porter Road more generally, it is considered that it would be difficult to resist the proposal for three houses on the site.

Ultimately, the existing garage block does little to enhance the character and appearance of the street scene and, in visual terms, it would be preferable to see the site redeveloped, subject to precise details of the scale, layout and external appearance of the houses which would be considered further at reserved matters stage.

Parking/Highways Issues:

Parking concerns are raised within many of the neighbour objection letters, in particular, the loss of the garages, together with increased congestion and on-street parking along Porter Road. Whilst the loss of the garages and associated parking is indeed regrettable and could result in the displacement of vehicles onto the public highway, it is considered that the Council would have an insufficient case to defend a refusal of the proposed scheme due to the loss of this facility.

As the garages are privately owned there is no guarantee that they would be made available for use by local residents and their owner could legitimately discontinue their use at any time without recourse to gain consent from the Council. The Highways Officer has raised no objections to the principle of siting three dwellings on the plot and, whilst being aware that the proposals are likely to result in additional highway parking demand, also accepts that the proposals comply with the Council's published maximum parking standards. It is considered that additional highway parking in the area, whilst perhaps an inconvenience to neighbouring residents would not necessarily constitute a highway safety concern.

Again, whilst further assessment of the precise layout of the development (which may include some off-street parking) would need to be undertaken at reserved matters stage, taking into account the advice from the Highways Officer and given the highly sustainable location of the site it is considered that the principle of the development would be difficult to resist based on loss of parking, increased congestion, or highway safety issues.

Other Issues:

The application is accompanied by an Ecological Appraisal presenting the results of a daytime bat assessment and an assessment for nesting birds. Inspections found no evidence of bats and are considered to be sufficiently comprehensive and robust to conclude the buildings on site as having negligible potential for roosting bats. No objections have been received from Derbyshire Wildlife Trust in terms of loss of habitat or impact on protected species.

Conclusion:

The proposed development provides an opportunity to deliver up to three new dwellings on a brownfield site in a highly sustainable residential location. Although the scheme would result in the loss of the existing garages and associated parking it is considered that the Local Planning Authority would have an insufficient case to defend a refusal of the proposed scheme, based on the loss of this facility.

Details of layout, scale and external appearance, access and landscaping have been reserved for subsequent applications, however, the application site is considered to be of a sufficient size to accommodate up to three dwellings proposed without causing undue harm to the amenity of neighbours, or the general character and appearance of the streetscene. Moreover given the modest scale of the development proposed it is unlikely to have a significant adverse effect upon the safe and efficient operation of the highway network.

Overall the principle of redeveloping the application site through the erection of up to three dwellings is considered to be acceptable, subject to the detailed approval of reserved matters, and would reasonably comply with the relevant saved policies of the adopted CDLPR, the emerging Derby City Local Plan Part 1 - Core Strategy (as listed in Section 6) and the provisions of the National Planning Policy Framework.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The proposal is considered to be an acceptable form of development, in principle, in this residential context, subject to the detailed approval of reserved matters

Conditions:

1. Standard condition requiring the submission of reserved matters:
 - a) access,
 - b) layout, scale, and external appearance of the buildings,
 - c) landscaping of the site
2. Standard time limit for submission of reserved matters application and subsequent implementation of the development.
3. Approved plans condition
4. Condition limiting the number of dwellings to a maximum of three
5. Condition controlling the provision of bird and bat boxes

Reasons:

1. This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.
2. As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
3. For the avoidance of doubt.
4. For the avoidance of doubt.

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5. To enhance the ecological value of the site...saved policy E7 of the adopted CDLPR.

Informative Notes:

None

S106 requirements where appropriate:

None

Application timescale:

An extension of time has been sought on this application until 31 January 2017.

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Committee Report Item No: 3

Application No: DER/01/16/00033

Type: Full

1. Application Details

Address: Site of 37 Carlton Road, Derby

Ward: Abbey

Proposal:

Demolition of bungalow and outbuildings and erection of nine apartments and one dwelling house.

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/01/16/00033>

Brief Description:

The application site covers an area of approximately 903 sq. metres. It occupies a prominent wedge-shaped corner plot at the junction of Carlton Road and Fairfield Road. The area has good access to schools, health facilities, and local shops and services. It is also accessible by public transport with regular bus services operating along Carlton Road and good links in and out of the City Centre.

At present the site is occupied by a detached dormer bungalow. The bungalow is situated fairly centrally within the plot and is surrounded by a reasonable sized garden containing a number of garage/shed structures. The land levels within the site are fairly consistent and the site boundaries are defined by fencing. There is an existing vehicle access serving into the site from Fairfield Road.

The surrounding area is residential in character with nearby development generally comprised of Edwardian and Victorian housing stock. There are examples of detached, semi-detached and terraced dwellings within the immediate area. Nearby properties are typically two/two and a half storeys in height. Red brickwork, cream/white render and clay tiles roof tiles are the dominant building materials in the area. Many of the surrounding properties also have bay windows and decorative timber, brickwork and stone details.

The properties on the opposite side of Carlton Road are attractive two-storey semi-detached properties built in an arts and crafts style. They have timber detailing, herringbone brickwork and rendered panels at first floor, with exposed rafter details at eaves level. The houses to the north-east of the site (No. 33 and 35 Carlton Road) are earlier two and a half storey semi-detached properties. These larger properties have feature bay windows, stone window dressings and decorative timber work. The houses along Powell Street are generally Victorian terraced properties.

The Proposed Development:

The application seeks planning permission for demolition of the existing bungalow at No. 37 Carlton Road and the erection of 9 No. 1 bedroom self-contained flats, and a separate detached 3 bedroom dwelling.

Revised plans have been submitted during the course of the application. The latest incarnation of the scheme (Drawing Ref's: DSA-14134-PL-AL-01-G and DSA-14134-PL-AL-02-D) would see the proposed apartments block situated close to the western site boundary. The building would address Carlton Road, it's footprint following the

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4. Representations:

An initial round of neighbour consultations has been carried out, together with re-consultation on amended plans. In total, 24 objection letters/emails have been received and a petition containing 90 signatures.

The issues raised within the objection letters/petition are summarised below:

- not enough parking – the development will lead to further on road parking in an already congested area and will raise traffic safety issues;
- the site entrance is on a particularly bad junction and the entrance/exit would pose safety issues for all, including pedestrians;
- the development will have an adverse effect on highway safety and the convenience of road users;
- the bus routes might be impeded;
- the development is out of character with the area;
- overdevelopment - the size of the development is too large for the area of land concerned;
- the building is overbearing;
- the overall size, height and density is too large of this particular site;
- loss of natural sunlight, privacy and extra noise for neighbours;
- increased anti-social behaviour problems;
- concerns about light pollution and security issues;
- concerns about the people who may live in the properties and the impact on the 'family orientated nature of the locality';
- the flats are too small;
- adverse social implications due to high density accommodation on a confined site with inherent noise pollution;
- outdoor living/recreational space or amenities are not able to be provided hence environmentally unfriendly and unsustainable;
- there is no need for flats in this area and family homes would be far more suitable;
- the development would affect wildlife (birds, foxes and squirrels) because some of the trees will have to be cut down;
- drainage concerns;
- the 0.6m high planted boundary would be a magnet for dog fouling, trespass and littering;

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Type: Full

The representations received include an objection letter from Derby Civic Society:

'Derby Civic Society strongly opposes the above application concerning the proposed erection of flats on the site of No. 37, Carlton Road, Derby. The following grounds constitute our objections:

- *The proposed development is in our opinion too intensive for a suburban environment of this nature, with the majority of surrounding dwellings being of Edwardian and later detached, semi-detached or large terraced types.*
- *A modern block of flats would cut across the grain of building in the area*
- *The area is not fitted, especially on this relatively busy corner, to take increased cars, car parking and traffic.*
- *The potential for rowdiness and anti-social behaviour would appear to be high.*
- *A single dwelling, or two, at most, would seem to be the only viable way to develop the site.*

The Society believes that every effort should be made to ensure the maintenance of the general ambience of this part of the suburb and the general scale of buildings, and that this application, like its predecessor, is too intensive and likely to cause too many problems both with people and traffic. I would be glad if you would draw our objections to the attention of the committee at the relevant time.'

Representations have also been received from Councillor Afzal, who has also requested that the application is considered by the Committee.

'Having spoken extensively with many of my local constituents, I whole heartedly agree with the objections to the development as follows:

The development will negatively impact and affect the visual amenity of the area. It is not in keeping with the existing properties in the area and a development of a maximum of two individual dwellings, not flats/apartments, would be more suitable.

I have concerns regarding the provision of parking for the development which is by far insufficient for the likely needs for both residences. Potentially, the development could result in the need for parking provision of approximately 20 vehicles. Increasingly, the average number of vehicles per residence is 2. This will result in an increase in parking pressure in the local area which is already heavily congested.

I also have concerns regarding the impact on the traffic and road safety resulting from the development and number of vehicle movement. The seriousness of the concerns of both local Councillors and Abbey neighbourhood regarding Carlton Road is reflected in our decision to select Carlton Road as one of our local transport priorities for next financial year. We have asked that they investigate potential measures or address speeding; vehicle conflicts and congestion along Carlton Road. This is based on existing conditions and issues which will no doubt be exacerbated by the

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development. The access and egress to the off road parking on the development is fairly close to the junction and I have concerns regarding visibility and potential accidents.

I note the comments from the Police Crime Prevent and Designing out crime officer. I agree that the front boundary to the property is not appropriate and could lead in years to come the visual appearance of the area deteriorating significantly. The landscaping for the development is far from adequate.

Finally, for this part of the ward we are in need of more family accommodation rather than apartments and flats. There are already existing apartment developments in the vicinity that more than cater for that section of the market in the immediate area.'

5. Consultations:

Highways Development Control:

(Updated comments on revised plans)

Apartment Block:

- The applicant has shown nine parking spaces for the three storey block, thereby providing 100% parking provision. This is acceptable.
- The applicant is proposing to utilise an existing dropped vehicular footway crossing located on Fairfield Road. A development having between 6 and 25 dwellings should have a minimum driveway width of 4.8 metres for a distance of 5.0 metres behind the highway boundary. The applicant has shown the driveway 5.150 metres wide, which is acceptable. However I would recommend reducing the driveway to 4.8 metres wide and form a kerbed margin strip adjacent to the gable wall of the building.
- Following previous comments concerning the available vehicle visibility splay from the private driveway towards Carlton Road; the applicant has indicated low level planting to the front of the apartment block fronting Fairfield Road/Carlton Road

Despite the above, the proposed development will intensify usage of the access and based upon the present highway layout, a 25 metre visibility splay towards Carlton Road can only be achieved, which equates to a 85 percentile speed of 19mph.

The Highway Authority however is of the opinion that vehicle speeds are higher than 19mph at the point where vehicles come into view, and is of the opinion that to achieve the necessary reduction in speed to match the available visibility, it will be necessary to carry out a footway build-out and reduce the kerb radii at the junction.

The applicant has not provided plans to show how this can be achieved; this will therefore be the subject of an appropriate condition

- It is noted that vehicles entering the development will be able to turn around and exit the development in a forward facing direction and this layout would appear to achieve this.
- Domestic refuse and recycling bins are shown located within 25 metres of the public highway, which is acceptable.

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- The applicant has shown a cycle storage facility, however the use of “Sheffield Stands” is not appropriate for this type of development. The storage facility should be secure and covered. A purpose made storage facility or garden store would be more appropriate in this location.
- The driveway should be surfaced using a bound material and the applicant has indicated the use of permeable paving within the driveway, which is acceptable

Single Dwelling House:

- The applicant has indicated 2.0 metre x 2.0 metre visibility spays adjacent to the driveway which are acceptable.
- The applicant will need to construct a new vehicular footway crossing using dropped and tapered kerbs.
- The applicant has indicated the use of permeable paving within the driveway, which is acceptable
- Domestic refuse and recycling bins should be located within 25 metres of the public highway

Recommendation:

Should planning permission be granted, conditions to control details of surface water drainage, provision of off-site highway works (footway build-out), surfacing material, access visibility splays, provision of dropped vehicular footway crossing and cycle parking are recommended.

Derbyshire Wildlife Trust:

No evidence of bats was found and we therefore the Trust advise the Council that there should be no ecological constraints associated with the proposed development.

Police Crime Prevention Design Advisor:

Enclosure of frontage - This is now indicated as a retaining of the existing front brick/fencing treatment. If seen to be acceptable this should include an extension of the current provision to enclose all of the apartment front landscaped area, including retaining or replacing the front pedestrian gate, and an extension for the private grounds to the front of the single dwelling (allowing for vehicle access).

Security of the courtyard - Successful apartment complexes invariably come with secured communal entrances, parking courts and private landscaped grounds. This proposal should provide secured access for both vehicles and pedestrians from a prominent point at the head of the access driveway, as well as at the three communal access doors. This should be accompanied by an access control provision to enable all residents to have the facility to vet visitors whilst they are still outside of secured private grounds, and if necessary permit visitors entry, from within their own individual apartments. This is made problematic because of the location of the entrance to apartments 3, 6 and 9, but nevertheless I'd recommend all should be made conditions of approval.

Cycle storage - The current provision is open and unsecured. It should have a secure substantial outer boundary, which is covered from the elements, as well as full 'Sheffield' type rails internally for the securing of individual cycles.

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Lighting -The private communal courtyard and all communal entrances should be subject to an agreed external lighting scheme.

(Updated comments on revised plans)

I note that the main layout change is the site front boundary, now proposed as low level planting, which is not to exceed 600mm in height. Whilst it is appreciated that this height restriction is to benefit intervisibility and supervision of both the street and communal buildings, achieving the right mix of boundary definition and open aspects is problematic in the long term. Any species which grows above ground level will continue to do so above 600mm, and any condition regarding management and maintenance will realistically never be enforced. Ground level species will not provide an adequate front boundary definition. My advice would be to revert to the original boundary treatment proposed within the withdrawn application 11/14/01515, which I believe was a bow topped railing, set at 1200mm, supplemented by ground growing species to soften and further reinforce the boundary between public and private space. This provision I believe will give the best long term outcome in terms of sustainability and outlook.

6. Relevant Policies:

Saved CDLPR policies:

GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
E7	Protection of Habitats
E9	Trees
E17	Landscaping Scheme
E23	Design
E24	Community Safety
T4	Access, Parking and Servicing
T7	Provision for Cyclists

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>

Derby City Local Plan Part 1 - Core Strategy:

CP1 (a)	Presumption in Favour of Sustainable Development
CP2	Responding to Climate Change
CP3	Placemaking Principles
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CP6	Housing Delivery
CP19	Biodiversity

Whilst the CDLPR remains the Development Plan for the purposes of decision making, the Derby City Local Plan Part 1 – Core Strategy has now been found sound by an independent Planning Inspector, subject to main modifications, and can therefore carry increased weight in the decision making process.

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Cabinet will now be asked to consider the Inspectors findings, agree the main modifications to the plan and recommend to Full Council that the Plan be adopted. Members will be kept updated of the formal adoption of the Plan at future meetings.

In advance of formal adoption, paragraph 216 of the NPPF enables us to give weight to relevant policies in emerging plans, according to the stage of plan preparation, the extent to which there are unresolved objections and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

Given that the Inspector has now found the Plan sound, the policies contained within it (as modified) can be considered to carry significant weight. The implications for the decision making process are discussed further in the key issues section of this report.

The policies of the Derby City Local Plan Part 1 – Core Strategy (including proposed modifications) can also be viewed via the following web-link.

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_MODIFICATIONS_AUG16%20Track%20changed.pdf

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:

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
- Design/layout/streetscene issues
- parking/highways Issues
- amenity issues

The principle of development

The development provides an opportunity to deliver new residential accommodation in a highly sustainable residential neighbourhood which would contribute towards the City's housing supply and meet with the Government's objectives of locating new housing in sustainable areas. Accordingly there are no 'in principle' concerns with the introduction of new residential development in this location, subject to the acceptability of the more detailed matters discussed below.

Design/layout/streetscene issues:

The existing property is of no significant architectural merit and there are no objections to its demolition or to the removal of the garage structures on the site which will ultimately be an improvement in visual terms. Although there are a number of existing trees on the site, none are considered to offer significant amenity value within the streetscene and suitable replacement tree planting, together with a landscaping scheme for the site as a whole can be controlled through condition.

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In terms of its layout and siting the proposed development, as amended, would now follow the curve of the site frontage and satisfactorily turn the corner between the two streets. Both the apartment block and the detached dwelling would address the public realm and continue the existing residential frontages along Fairfield Road and Carlton Road. The proposed car parking area would be well screened from public views to the rear of the site with the apartments providing natural surveillance across this area. Appropriate security measures, including the provision of a gated access and a lighting scheme for the site can be controlled through condition to address the Crime Prevention Design Advisory's comments, as can the provision of low level boundary treatment to better define the site boundaries.

During the course of the application the overall mass of the apartment block has been reduced. The most significant change has been the provision of a set-back on the north-western portion of the building, and reduction in the overall height of this part of the building to one and a half storeys. Whilst the scheme as a whole would clearly occupy a much larger footprint than the previous building on the site it is considered that a larger scale of development could be accommodated on this prominent corner plot and, in terms of its overall height, the scale of the development would not be dissimilar to the height of the large Edwardian semi-detached dwellings situated to the north-east (No's. 33 and 35 Carlton Road). The development would offer a more efficient use of the land within this existing built up area and, although large, is not considered to be unacceptable given the surrounding context.

The external appearance of the proposed buildings have been influenced by neighbouring properties, with particular consideration shown to imitate the mock Tudor detailing found on the 'arts and crafts' style properties on the opposite side of Carlton Road. The use of first floor render and ground floor brickwork is also characteristic of many of the properties in the area. Subject to conditions, the proposed palette of materials and external appearance of both the apartment block and the detached dwelling are considered to be acceptable.

Overall, the proposed development, as amended, is considered to reasonably comply with saved policies GD4, E23 and H13 of the adopted CDLPR and policies CP3 and CP4 of the emerging Derby City Local Plan Part 1 - Core Strategy.

Parking/Highways Issues:

Following revisions to the scheme and subject to suggested highway related conditions no objections have been raised by the Highways Officer in terms of highway safety, or off street parking provision. The apartment block would be served by an adequate sized car parking area providing one parking space per residential unit, with sufficient space to enable vehicles to enter and leave the site in a forward gear. Subject to a build-out of the footway at the Carlton Road / Fairfield Road junction (which would slow vehicles down as they turn the corner) the car park's access/egress along Fairfield Road is considered to be acceptable in highway safety terms. The proposed new dwelling would also be served by one off-street parking space, again with acceptable levels of visibility provided along Carlton Road. Provision of suitable bin storage and cycle storage for both elements of the scheme can be controlled through condition.

Classification: OFFICIAL

The concerns raised regarding parking provision for the proposed development and within the vicinity in general are noted, particularly as many of the existing dwellings in the area rely upon on-street parking. However, with 100% parking provision the development provides sufficient off-street parking to satisfy the Highways Officer, and there are bus stops located in very close proximity to the application site with regular bus services operating along Carlton Road. Taking into account the highly sustainable nature of location and the fact that parking standards are expressed as maximums, the level of off street parking provision is considered to be acceptable. The proposed development would comply with the requirements of saved policy T4 of the adopted CDLPR.

Amenity Issues:

The distances provided to the rear of the apartment block are sufficient to avoid any direct overlooking and, as the bulk of the building would be set away from the site boundaries, any impact on neighbours in terms of loss of light, massing, or overbearing, would not be unduly significant. The detached dwelling would sit adjacent to the blank side elevation of No. 35 Carlton Road and provides a satisfactory garden depth to avoid any significant overlooking of No. 35's garden. Overall it is considered that the proposed development, as a result of its position in relation to existing neighbours, would not have a materially harmful effect on the living conditions of surrounding residents and would accord with saved policies GD5 and H13 of the adopted CDLPR in this respect. The level of amenity provided within the development is also considered to be acceptable and whilst the proposed apartment units (which range between 29sqm and 46sqm in floor area) are fairly modest in size, the floorspace provided is considered to be tolerable.

Other Issues:

As the application proposes demolition of the existing buildings on the site it has been accompanied by a Bat Survey Report, and a daytime assessment for bats. None of the trees on the site were found to have bat potential and three of the buildings were considered to have negligible potential. Although the bungalow (building 1) was found to have low potential, a subsequent nocturnal survey was undertaken on 11th May 2015 on building 1 and no bats were seen emerging. Derbyshire Wildlife Trust has advised that a sufficiently thorough assessment has been undertaken to be reasonably confident that the proposal is unlikely to impact upon roosting bats and nesting birds, and that no further survey work or mitigation is required. However the Trust does advise that that the ecology report states it is valid for two years and if works have not been undertaken by the end of 2016, updated surveys in 2017 may be required. Based on the advice provided by Derbyshire Wildlife Trust, and subject to a condition requiring the submission of a further ecological report as work has not commenced within 12 months of the original report, it is considered that the proposals comply with the requirements of saved policy E7 of the adopted CDLPR and policy CP19 of the emerging Derby City Local Plan Part 1 - Core Strategy.

Concerns about the potential increase in the risk of flooding elsewhere can be substantially addressed by imposing conditions on the grant of planning permission.

Classification: OFFICIAL

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Application No: DER/01/16/00033

Type: Full

I am quite content that the nature and scale of the development would not increase the risk of flooding elsewhere, subject to imposition of suitably worded conditions. The development would comply with saved policies GD3 and GD8 of the adopted CDLPR.

Conclusion:

The proposed development would provide new residential accommodation on an area of previously developed land located in a highly sustainable residential area. Although the proposal would intensify the use of the site the scheme, as amended, is considered to be acceptable in terms of its impact on the character and appearance of the area, neighbour amenity, and highway safety. The proposal would also provide sufficient off-street parking to serve the development, taking into account the proximity of the site to public transport links.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The proposed development would provide new residential accommodation on an area of previously developed land located in a highly sustainable residential area. Although the proposal would intensify the use of the site the scheme, as amended, is considered to be acceptable in terms of its impact on the character and appearance of the area, neighbour amenity, and highway safety. The proposal would also provide sufficient off-street parking to serve the development, taking into account the proximity of the site to public transport links.

Conditions:

1. Standard time limit condition
2. Approved plans condition
Drawing No. DSA-14134-PL-AL-01-G
Drawing No. DSA-14134-PL-AL-02-D
3. Condition requiring approval of external materials of construction, and subsequent implementation of approved details.
4. Condition requiring the approval of a landscaping scheme for the development.
5. Standard time limit condition of the implementation of the approved landscaping scheme.
6. Condition requiring the approval of boundary treatment, and subsequent implementation of approved details.
7. Condition requiring the completion of a scheme to 'build-out' the footway at the junction of Carlton Road and Fairfield Road, in accordance with details which shall first have been approved by the Local Planning Authority, before the development is brought into use.
8. Condition controlling surfacing materials.
9. Condition requiring the provision of 2.0m by 2.0m visibility splays at the site access.

Classification: OFFICIAL

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10. Condition requiring the provision of cycle and bin storage within the site.
11. Condition requiring the submission of a surface water drainage scheme for the site.
12. Condition controlling finished floor levels.
13. Standard tree protection conditions.
14. Condition controlling the provision of an updated bat survey.
15. Condition controlling securing measures, including a lighting scheme for the site.

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 area...saved policies H13, GD4 and E23 of the adopted CDLPR
4. To preserve the character and appearance of the area...saved policy E17 of the adopted CDLPR
5. To preserve the character and appearance of the area...saved policy E17 of the adopted CDLPR
6. To preserve the character and appearance of the area and the amenity of neighbours...saved policies H13, GD4, GD5 and E23 of the adopted CDLPR
7. In the interests of highway safety....saved policy T4 of the adopted CDLPR.
8. To reduce deleterious material being deposited on the public highway and to promote sustainable drainage...saved policies T4 and GD3 of the adopted CDLPR.
9. In the interests of pedestrian and highway safety.....saved policy T4 of the adopted CDLPR.
10. In the interests of community safety....saved policy E24 of the adopted CDLPR.
11. To promote sustainable travel and provide a satisfactory development... saved policies T7, GD5 and H13 of the adopted CDLPR.
12. To ensure a satisfactory development....saved policy GD3 of the adopted CDLPR.
13. To ensure a satisfactory development....saved policy GD5 of the adopted CDLPR.
14. To protect retained trees on and around the site....saved policy E9 of the adopted CDLPR.
15. To ensure protected species are not harmed...saved policy E7 of the adopted CDLPR.

Classification: OFFICIAL

Classification: OFFICIAL

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Type: Full

Informative Notes:

Section 278 Agreement (Highways Act 1980)

- 1) 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
- 2) Access to the driveways will require a domestic vehicular crossing constructed. This will need to be constructed under Section 184 of the Highways Act 1980. It requires the formation of an access and footway to the highway, which is land subject to the provisions of the Highway Act 1980 (as amended) over which you have no control. Please contact Street Pride on 0333 2006981 or highways.maintenance@derby.gov.uk for details of how this work can be undertaken.
- 3) 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.
- 4) It is the Local Authority's statutory responsibility to issue official addresses for all residential and business premises within its area. The naming or numbering of the properties should be requested when development commences by contacting traffic.management@derby.gov.uk.

S106 requirements where appropriate:

None

Application timescale:

An extension of time on the determination period for this application has been sought until the 31/01/17.

Classification: OFFICIAL

Classification: OFFICIAL

Committee Report Item No: 4

Application No: DER/07/16/00886

Type: Removal of Condition

1. Application Details

Address: Chellaston Academy, Swarkestone Road, Chellaston.

Proposal:

Removal of condition 9 of previously approved planning permission Code No. DER/05/15/00578 (waste collection facilities) and re-location of bin storage area.

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/07/16/00886>

Brief description:

The application relates to the removal of condition 9 of the previously approved planning permission for the demolition of the 'maths' block and the erection of a two storey classroom block and refectory.

Members may recall that planning application which was reported to this committee in September 2015.

Condition 9 of that permission addresses the provision of waste collection facilities and stipulates that collection arrangements are limited to between the daily hours of 07:00 and 19:00 hours.

The application states:

...Following extensive negotiations with the Waste disposal company, the Academy have been unable to arrange a suitable collection time after 0700 which will not significantly impact on the day to day operations of the Academy and the safety of Staff and Pupils. To ensure that arrangements will have less impact than current arrangements (i.e. before construction commenced), the Academy propose to relocate the existing Bin area as indicated on the attached plans. The proposed location is approximately 30m further away from the neighbouring dwellings. The access and egress arrangements for Service vehicles will remain unchanged. With this in mind we feel that there will be minimal changes (even an improvement) to the current collection arrangements and therefore the condition is no longer relevant.

After subsequent correspondence with the applicant collection times are proposed from 05:00 hours – Monday to Thursday and I understand that those times have been in operation for some time. As the above statement indicates this application also includes the proposed relocation of the bins to a position within the main body of the site.

The proposed site layout plan also includes other site layout amendments but these will be addressed under a separate application(s).

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Environmental Services (Health – Pollution):

Noise

1. The application relates to a proposal to remove condition 9 of the previously approved planning application for a new maths block and refectory building (application reference 05/15/00578).
2. Pertinent to the application in terms of noise considerations is the inherent suggested removal of time restrictions for waste collections, which are currently restricted to the hours between 7am and 7pm under condition 9.
3. The application includes a proposal to relocate the previously proposed bin storage area from the southern façade of the new building to a location to the east of the northern end of the building, sandwiched between the existing school building and the new maths block building.
4. The application is not supported by a noise assessment and therefore the following comments are made on the basis of my own observations and not as a result of acoustic measurements or calculations.
5. Details of the proposed waste collection times/frequency have also not been submitted with the application. Such details would have been helpful to support determination of potential amenity impacts.

Site History

6. I understand that there has been a bin storage area at the southern end of the old maths block involving weekly waste collections for a number of years. No delivery time restrictions have historically been in place for these activities and I am informed that collections regularly take place before 7am and have done so for a number of years.
7. I have checked our database and there is no record of any complaints received by the Council regarding noise from the historical waste collection operations. This Department has however received complaints regarding noise from the waste collection operations in recent days (two separate complaints logged on the 10th October 2016).
8. Whilst an absence of historical complaints may be considered indicative of there not being an issue with noise, it should not be taken to be conclusive evidence of this. This is based on the fact that it is not uncommon for people to suffer harmful levels of noise without making a complaint and this can be for a variety of reasons.

Assessment of Noise

9. A detailed noise impact assessment has not been submitted with the application; however I have produced below a basic analysis of the three different circumstances presented by the historical, permitted and proposed waste collection scenarios.
10. The site experiences moderate to high levels of background noise from the adjacent Swarkestone Road, the A50 dual carriageway and during the daytime a number of other sources of noise associated with the activities of the school

e.g. children shouting/playing, sports activities, existing mechanical plant/fans and vehicle movements.

11. It is important to note however that this is a general observation regarding background/ambient noise levels at the site and the below comments do not benefit from actual sound level measurements or monitoring.

Permitted Scenario – Planning Consent Ref: 05/15/00578

12. The bin storage area proposed under the 2015 application (planning reference 05/15/00578) was located within close proximity to the nearest residential dwellings (on Swarkestone Road), around 70 metres closer than the historical bin storage area, equating to a distance of around 65 metres from the nearest dwelling façade compared with around 135 metres for the historical waste storage area.
13. Based solely on the closer distance, this would be likely to lead to increased noise levels as perceived by the nearest dwelling along Swarkestone Road by approximately 6dB, compared with the historical situation.
14. In addition, noise levels would have been likely to increase by a further 10dB for some of the nearest dwellings (around 5 properties), as the location proposed under application 05/15/00578 did not benefit from the same degree of screening between the nearest dwellings and the historical bin storage area, screening which was created by the main school buildings at the southern end of the school complex.
15. I do however note that the historical scenario may have experienced an increase in perceived noise levels of around 3dB compared with the permitted scenario, due to sound reflections from the old maths block building that the bins were stored close to. The proposed location under the permitted scenario did not appear to be located next to a reflecting surface such as a building.
16. Based on these approximations, an increased noise level of around 13dB would have been experienced by the nearest dwellings under the currently permitted scenario compared with the historical situation at the site.
17. These approximate calculations serve to justify the earlier need for a condition to restrict the waste collection times under the previously permitted scenario (planning consent ref: 05/15/00578).

Proposed Scenario – Planning Application Ref: 07/16/00886

18. Under the current variation application, the bin storage area is now proposed to be relocated to the eastern side of the northern end of the new maths block, sandwiched between the existing main school buildings and the new maths block building (as identified on the submitted plans).
19. This new location is approximately the same distance from the nearest dwellings on Swarkestone Road as the historical waste storage area (around 135 metres) and is therefore again around 70 metres further away from the nearest dwellings than the waste storage area proposed under the recently permitted scenario (under consent 05/15/00578).

20. The reduction in noise levels due to distance attenuation would therefore be roughly the same as that mentioned above, namely around 6dB noise reduction compared with the permitted scenario, but broadly equivalent to the historical scenario which existed before the development of the new maths block.
21. The new location does however afford additional screening to more properties than the historical scenario as the storage area is now contained between school buildings on three sides. Again, the screening probably provides around a 10dB additional noise level reduction compared to the permitted scenario, but notably this extra protection is now afforded to several more dwellings along Swarkestone Road, rather than just the 5 dwellings that were protected previously under the historical scenario.
22. When considering dB levels in isolation, this means that the new scenario (proposed under the current application 07/16/00886) provides a significant improvement in terms of waste collection noise compared with the permitted scenario (of around 13dB) and is additionally a slight improvement over the situation that has occurred at the site historically (as a result of the additional number of protected dwellings).

Conclusions and Recommendations

23. In summary, the current proposals appear to provide a higher degree of noise protection from waste collection activities at the school, than both the permitted and the historical scenarios, at times when waste collections are taking place.
24. This does however need to be considered in light of the proposed removal of time restrictions that, if granted, would allow waste collections to take place before 7am.
25. Such earlier hours of the morning are associated with lower background noise levels (potentially making the noise more noticeable) and an additional significance arising from potential sleep disturbance. In the absence of a detailed noise assessment based on local noise monitoring, it is hard to make an accurate judgment on this. Based on my own observations of the site, I would suggest that it is feasible that sleep disturbance could be, and may well have been historically, caused as a result of waste collection activities at the site.
26. Nonetheless, this must be considered in light of the historical situation at the site, which notably has experienced the same programme of waste collections before 7am for a number of years and also in the general context of the location, namely a setting which experiences relatively high road noise levels and numerous other sources of noise associated with the long-standing presence of a school.
27. In strict planning policy terms therefore, it would be entirely implausible to judge the proposals as harmful to the neighbouring residential amenity considering that they are likely to result in a slight improvement on noise levels compared with the long-standing historical situation at the site.

Classification: OFFICIAL

Committee Report Item No: 4

Application No: DER/07/16/00886

Type: Removal of Condition

28. Consequently, the application is entirely consistent with both local and national planning policy and the Environmental Protection Team has no objections to the application on noise amenity grounds.

6. Relevant Policies:

Saved CDLPR policies:

E12 Pollution
GD5 Amenity
LE2 School Uses

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>

Derby City Local Plan – Part 1: Core Strategy

CP4 Character and Context

Whilst the CDLPR remains the Development Plan for the purposes of decision making, the Derby City Local Plan Part 1 – Core Strategy has now been found sound by an independent Planning Inspector, subject to main modifications, and can therefore carry increased weight in the decision making process.

Cabinet will now be asked to consider the Inspectors findings, agree the main modifications to the plan and recommend to Full Council that the Plan be adopted. Members will be kept updated of the formal adoption of the Plan at future meetings.

In advance of formal adoption, paragraph 216 of the NPPF enables us to give weight to relevant policies in emerging plans, according to the stage of plan preparation, the extent to which there are unresolved objections and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

Given that the Inspector has now found the Plan sound, the policies contained within it (as modified) can be considered to carry significant weight. The implications for the decision making process are discussed further in the key issues section of this report.

The policies of the Derby City Local Plan Part 1 – Core Strategy (including proposed modifications) can also be viewed at:

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_MODIFICATIONS_AUG16%20Track%20changed.pdf

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 this section.

- Siting of the bin store in relation to neighbouring residents
- Noise issues

The current bin store is situated to the east of the site and it is proposed to move it to the main body of the site to a location approximately 135m from the nearest residential dwelling. The condition was originally put in place to protect residential amenities and it stipulated that waste collections must take place between 07:00 to 19:00 hours. The proposed re-location of the bin store would sit on the approximate position of the historic bin storage area and, given the scale of the new classroom block on its southern side, I am satisfied that this re-location is acceptable in design, scale and residential amenity terms.

During the life of this application my colleague in our Noise & Pollution Team has visited the site and produced a consultation response which is included in part 5 of this report. The concluding parts of that response highlight the nature and siting of historical waste collections and the proposed re-location of the bin storage area away from neighbouring residents.

Following a reasoned assessment of the proposal, the nature of the site and its surroundings and the historical context of refuse collections at this established school site, no objections to the proposal are raised on noise amenity grounds.

Although neighbours have voiced concerns about the proposal I consider that the proposed re-located bin store is a positive move in residential amenity terms. I also consider that, in view of the historical nature of refuse collections at the school and the operational demands of the school, the daily operating hours reference be removed from condition 9. I would, therefore, recommend that condition 9 be re-worded as below:

... The siting of the re-located bin storage area, as included on plan no. 000-PE-XX-ZZ-DR-A-0009 Rev P09, shall be retained as such for the life of the development.

This is to ensure that any potential future re-location of the bin storage area to another part of the site is controlled by the local planning authority in the interests of safeguarding residential amenities and the overall layout of the site.

I would also recommend that condition 2 of the original permission is expanded to include the above site layout plan, in relation to the bin storage area only, for the avoidance of any doubt.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

In the opinion of the Local Planning Authority the proposed removal of operating times for refuse collections and the re-location of the proposed bin storage area is reasonable in this location in layout and residential amenity terms.

Classification: OFFICIAL

Committee Report Item No: 4

Application No: DER/07/16/00886

**Type: Removal of
Condition**

Conditions:

1. As DER/05/15/00578 with revisions to conditions 2 and 9 as stated in this report.

Reasons:

1. As DER/05/15/00578.

Informative Notes:

The applicant is reminded that other site layout changes included on plan no. 000-PE-XX-ZZ-DR-A-0009 Rev P09 should be addressed through separate applications.

Application timescale:

The agent has agreed an extension of time until 19 January 2017 to accommodate the committee timeframe.

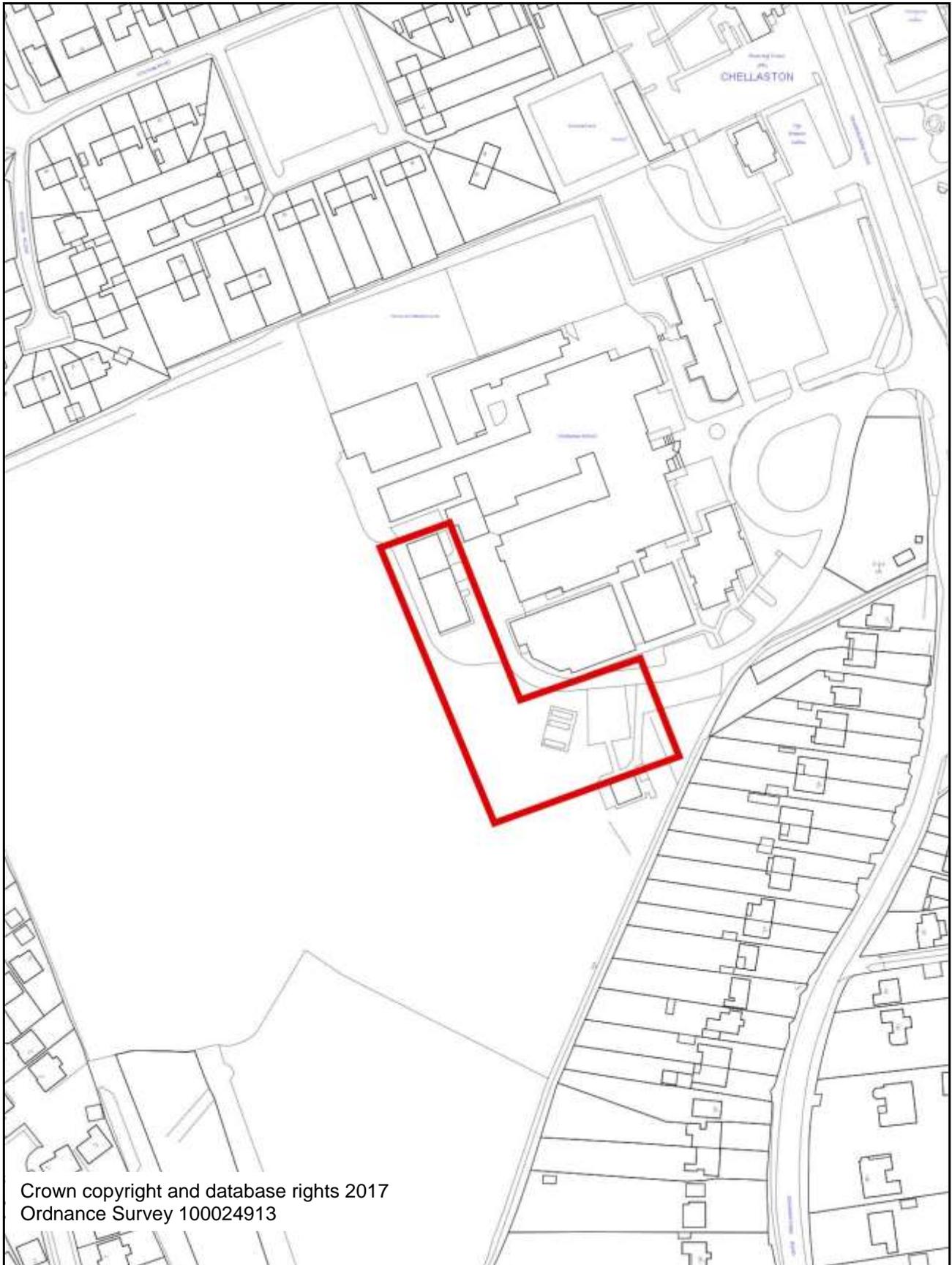
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Committee Report Item No: 4

Application No: DER/07/16/00886

Type: Removal of Condition



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Committee Report Item No: 5

Application No: DER/10/16/01255

Type: Full

1. Application Details

Address: Land at the side of 18 Birdcage Walk, Mackworth.

Ward: Mackworth

Proposal:

Erection of a dwelling house (use class C3).

Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/10/16/01255>

Brief Description:

18 Birdcage Walk is a semi-detached dwelling within the residential area of Mackworth. The street layout is regular and whilst there is some variation in house types, (semis and terraces) there is a similarity in external materials, layout and simple house design which provide a cohesive appearance. Corner plots tend to be open in appearance with green spaces. Buildings that are found in these corner plots tend to be single storey (garages/ sheds) which have limited impact upon the urban grain.

No.18 currently has a vehicle access off Isleworth Drive and has a footpath running along the front of the property, facing onto an area of open space. At present, there is a detached garage between the house and Isleworth Drive.

2. Relevant Planning History:

Application No: 07/16/00894

Type: Full Planning Permission

Status: Refused

Date: 06/09/2016

Description: Erection of a dwelling house (use class C3)

Refused for the following reason:

"In the opinion of the Local Planning Authority the proposed siting of a detached dwelling house in this prominent location would fail to reflect the style and urban grain of dwellings on Birdcage Walk and Isleworth Drive. The proposal would intrude into an open area which is consistent with the layout of wider parts of this estate setting and, as such, it would create an intrusive form of development which would be unduly detrimental to the established character and layout of the area. The proposal would rely on an area of side garden for future occupants to enjoy and, in order to achieve a private space for future residents, some form of boundary treatment would be required on the Isleworth Drive highway boundary. This would, together with the proposed off-street parking area, contribute to the unacceptable level of visual intrusion into the street-scene. Therefore, the proposal is contrary to saved policies GD4, GD5, H13 and E23 of the adopted City of Derby Local Plan Review and the over-arching aspirations for good design promoted in the National Planning Policy Framework."

<https://eplanning.derby.gov.uk/online-applications/plan/07/16/00894>

Classification: OFFICIAL

3. Publicity:

Neighbour Notification Letter – 6

Site Notice

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

4. Representations:

3 letters of objection have been received, including 2 from members of the public and one from Cllr. Whitby, who has asked for this application to be heard at planning committee.

Objections centre on the parking problems that already exist in the area and the fact that this application would exacerbate that problem. In particular, inconsiderate parking blocks drop kerbs affecting accessibility for mobility scooters.

5. Consultations:

Highways DC:

Whilst the site address is Birdcage Walk, the site will be accessed off Isleworth Drive. Currently the site is occupied by a double garage and widened driveway capable of accommodating 6 parked vehicles (2 garage + 4). The proposals will result in the closure of the existing dropped kerb, the construction of a new dropped kerb to the centre of the site, together with the provision of two off-road parking spaces (one for number 18, and one for the proposed new dwelling). The site falls towards the public highway and is fronted by a 2 metre wide footway. The level of parking provision proposed is low, given the number of bedrooms concerned; but complies with the Council's published maximum parking standards. Scaling off the plan, it appears that the proposed parking spaces are 2.5mx5m; the 6C's Design Guide (fig DG16) gives advice on the size of parking spaces, and states that the minimum parking space size is "2.4m x 5.5m. Therefore it will be necessary for the applicant to lengthen the proposed parking spaces by 0.5m. The 6C's Design Guide (fig DG20) also gives advice upon access standards for residential dwellings and states that the minimum dropped crossing width for 2 to 5 dwellings, is 6 dropped kerbs (5.5m). Given the proposed application it is unlikely that the proposals will have a significant impact on the highway.

Highways Land drainage:

There are no objections in principle to this proposal.

The proposed development sits adjacent to an area identified to be on a potential overland surface water flow route according to the data held within Derby City Council's Strategic Flood Risk Assessment (SFRA). This is supported by the Environment Agency's Updated Flood Maps for Surface Water. However, this is likely to only affect the outer perimeter of the site and the building is likely to be unaffected by surface water flooding. Any increase to the existing impermeable area will exacerbate surface water flood risk, so the introduction of new impermeable surface should be avoided. Surface gradients should direct water draining from paved areas away from buildings. Additional impermeable paved areas of the development should be finished with a permeable surface (e.g. permeable paving) or drain naturally

towards a permeable area such as grassland or to a soakaway. Drainage to public sewer should only be permitted where drainage via a permeable surface is not practical. Despite the seeming minor risk of surface water flooding to the property, I would recommend that where possible the ground floor levels of the lowest habitable rooms in the building should be a minimum of 150mm above the general ground level of the site to provide protection from surface water run-off.

6. Relevant Policies:

Saved CDLPR policies

H13	Residential Development – General Criteria
E23	Design
GD4	Design and the Urban Environment
GD5	Amenity
T4	Access, Servicing and Car Parking
GD3	Flood protection

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>

Derby City Local Plan Part 1 - Core Strategy:

CP3	Placemaking Principles
CP4	Character and Context

Whilst the CDLPR remains the Development Plan for the purposes of decision making, the Derby City Local Plan Part 1 – Core Strategy has now been found sound by an independent Planning Inspector, subject to main modifications, and can therefore carry increased weight in the decision making process.

Cabinet will now be asked to consider the Inspectors findings, agree the main modifications to the plan and recommend to Full Council that the Plan be adopted. Members will be kept updated of the formal adoption of the Plan at future meetings.

In advance of formal adoption, paragraph 216 of the NPPF enables us to give weight to relevant policies in emerging plans, according to the stage of plan preparation, the extent to which there are unresolved objections and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

Given that the Inspector has now found the Plan sound, the policies contained within it (as modified) can be considered to carry significant weight. The implications for the decision making process are discussed further in the key issues section of this report.

The policies of the Derby City Local Plan Part 1 – Core Strategy (including proposed modifications) can also be viewed via the following web-link.

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_MODIFICATIONS_AUG16%20Track%20changed.pdf

Classification: OFFICIAL

Committee Report Item No: 5

Application No: DER/10/16/01255

Type: Full

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.

- Visual amenities
- Residential amenities
- Highways and parking
- Drainage

The impact upon visual amenities

The previous application was refused due to the impact upon the open character of this corner site. Whilst the house was proposed adjacent to the existing dwelling at 18 Birdcage Walk, the garden area was proposed for the north eastern corner of the site. Any attempt to enclose the garden area and to make it private would have introduced a harsh boundary treatment that would have been intrusive into the street scene and at odds with the open character typical of corner sites in this area.

The current proposal has been amended so that the garden is set in from the edge of the site and enclosed by a boundary hedge. Low level shrubs would flank the two parking spaces, thus softening the visual impact of the development on the street frontage. I consider that these changes would sufficiently soften the visual impact of the proposal to the extent that the previous reason for refusal would no longer be defensible.

The impact upon residential amenities

I am satisfied that the proposed dwelling could be achieved on the site without undermining the amenities of neighbouring properties. Whilst there would be new windows on the rear elevation, these are proposed to be obscure glazed and I do not think that these would introduce significant new views into neighbouring properties. The new dwelling would not unacceptably affect light to neighbouring properties or cause overbearing effects of massing to No.64 Isleworth Drive. The unusual fenestration arrangement (with very few windows on the rear) could result in pressure to add new windows (especially to the long lounge) however the use of conditions can restrict this.

The impact upon highways and parking

The proposal is acceptable in terms of the parking provision and the access onto Isleworth Drive. It is proposed to provide one space for the new dwelling and the existing dwelling at No.18. Whilst I note comments from objectors in relation to additional parking, there are no reasonable grounds for insisting on a higher level of parking in this location. The Highways Officer has not raised any concerns in relation to the parking and access arrangement for the proposed and existing dwellings. Overall there are no adverse highway safety implications arising from the development and it accords with the requirements of the relevant Policy T4.

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The impact upon drainage

Conditions can be imposed to ensure that surfaces are permeable. On this basis, I am satisfied that the proposal would be acceptable in terms of policy GD3.

I note that advice from Highways Development Control confirms that the proposal would not be unacceptable in highways and parking terms. I am also satisfied that the rearrangement of the garden/parking area in this proposal has overcome concerns about visual impact that formed the basis for the previous refusal. On this basis, I see no justification for refusing this application.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The proposed detached dwelling would be an appropriate addition to the street scene and would not unreasonably affect residential amenities at neighbouring properties. It is considered acceptable in Planning Policy terms in regards to highway access and parking and drainage.

Conditions:

1. Standard Condition 03 (time limit)
2. Standard condition 100 (application plans)
3. Standard condition 27 (external materials)
4. The rear facing windows within the development shall be permanently glazed in obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
5. The dwelling shall not be occupied until the parking areas have been finished with a permeable surface and in such a way that surface gradients direct water draining from paved areas away from buildings.
6. The dwelling shall not be occupied until details of the boundary hedge and low level shrub planting have been submitted and planted as shown on the approved plans and any hedge or plants which, within a period of five years from the date of such landscaping works, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. No vehicles shall be driven or parked on landscaping areas.

Reasons:

1. Standard reason E56 (time limit)
2. Standard reason E04 (avoidance of doubt)
3. Standard reason E14 (visual amenity, in accordance with saved policy GD4 of City of Derby Local Plan Review)
4. Standard reason E07 (residential amenity, in accordance with saved policy GD5 of City of Derby Local Plan Review)

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Type: Full

5. To ensure adequate drainage of surface run off and in accordance with saved policy GD3 of the City of Derby Local Plan Review
6. In order to soften the appearance of the development within the street scene and in accordance with saved policy GD4 of the City of Derby Local Plan Review.

Application timescale:

The application time frame has been extended from 15th December 2016 until 16th January 2016, in order to accommodate the Committee timetable.

Classification: OFFICIAL



Derby City Council

Delegated decisions made between 01/11/2016 and 31/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/15/00170/DCC	Advertisement consent	Derby Arena, Royal Way, Pride Park, Derby	Display of non illuminated post sign	Granted Conditionally	08/12/2016
02/15/00211/PRI	Outline Planning Permission	Land east of Deep Dale Lane, Sinfyn, Derby (south of Moy Avenue / Watten Close / Loyne Close)	Residential development of up to 50 dwellings including infrastructure and associated works.	Granted Conditionally	14/12/2016
03/15/00317/PRI	Full Planning Permission	19 - 21 & 21a St. Thomas Road, Derby	Two storey extension to retail units to create undercroft access and two flats (use class C3) plus additional parking and landscaped area to rear.	Granted Conditionally	18/11/2016
05/15/00709/PRI	Variation/Waive of condition(s)	Land at corner of Harvey Road/Coleman Street, Alvaston, Derby	Variation of conditions No.'s 11 and 12 of previously approved planning permission code No. DER/09/14/01330 to extend opening hours and delivery/collection hours	Granted Conditionally	17/11/2016
08/15/01081/PRI	Full Planning Permission	Site of former 'Ramarena', Raynesway, Spondon, Derby, DE21 7BB	Demolition of sports hall building and change of use of vacant land to open storage (use class B8)	Refuse Planning Permission	23/12/2016
09/15/01210/PRI	Variation/Waive of condition(s)	Land west of 22 Longbridge Lane, Derby	Variation of condition 6 (highway works) of previously approved planning permission code No. DER/10/13/01212/PRI	Granted Conditionally	24/11/2016
10/15/01293/PRI	Variation/Waive of condition(s)	Land west of Belmore Way, Alvaston, Derby, DE21 7AY	Erection of industrial units and associated infrastructure - Variation of condition 16 on previously approved planning permission Code No. DER/11/14/01517	Refuse Planning Permission	22/12/2016
10/15/01320/PRI	Variation/Waive of condition(s)	29-33, Nightingale Road, Derby, DE24 8BG	Change of use from retail (Use Class A1) to five apartments (Use Class C3) including alterations to the front and rear elevations - variation of condition 1 of previously approved planning permission Code No. DER/06/14/00747 to amend the rear wall and roof detail	Granted Conditionally	06/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/16/00025/PRI	Full Planning Permission	Land at the rear of 115 Kedleston Road, Derby, DE22 1FR (access off Cowley Street)	Erection of one detached studio flat (use class C3)	Granted Conditionally	30/11/2016
03/16/00277/PRI	Full Planning Permission	36 Corden Avenue, Mickleover, Derby, DE3 5AP	Two storey and single storey rear extension to dwelling house (bedroom, en-suite and enlargement of kitchen and utility room)	Granted Conditionally	20/12/2016
03/16/00298/PRI	Full Planning Permission	Speedy's Garage, 1102 London Road, Derby, DE24 8QE	Demolition of all buildings on site and erection of building to comprise tyre and wheel sales facility on the ground floor and 14 apartments on the first and second floors.	Granted Conditionally	09/12/2016
04/16/00446/PRI	Outline Planning Permission	Site of workshop premises, corner of Renals Street and Avondale Road, Derby	Residential development (house in multiple occupation)	Granted Conditionally	02/12/2016
04/16/00521/PRI	Prior Approval - Telecommunications	Land adjacent layby, A38 northbound, Kingsway, Derby	Installation of replacement 16m high mast and equipment cabinet	Prior Approval Not required	24/11/2016
05/16/00563/PRI	Full Planning Permission	117 Chaddesden Lane, Chaddesden, Derby, DE21 6LL	Single storey extension to dwelling house (link corridor) and erection of boundary wall and gates	Granted Conditionally	18/11/2016
05/16/00587/DCC	Local Council own development Reg 3	Public open space at the front of 6-12 (evens) Maple Drive, Chellaston, Derby, DE73 6RD	Formation of 9 parking bays	Granted Conditionally	16/12/2016
05/16/00648/PRI	Full Planning Permission	Former Trac Baker Building, Millennium Way, Pride Park, Derby, DE24 8HZ	Demolition of office accommodation. Erection of extension and external alterations comprising of the erection of 2.4m high fencing, 5m high cantilever racking, installation of new door openings, cladding to elevations and alterations to car parking to facilitate use as a trade only building supplies warehouse (use class B8)	Refuse Planning Permission	16/11/2016
06/16/00707/PRI	Full Planning Permission	Land west of Kingsway Hospital and north of Northmead Drive, Derby	Enlargement of staff car park to provide up to 600 spaces	Granted Conditionally	16/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00811/PRI	Full Planning Permission	Land at the rear of 30 and 34 Glenwood Road, Chellaston, Derby, DE73 6UB	Erection of a dwelling house (use class C3)	Granted Conditionally	25/11/2016
06/16/00827/PRI	Full Planning Permission	20 Hillsway, Littleover, Derby, DE23 7DS	Formation of vehicular access	Granted Conditionally	08/12/2016
06/16/00833/PRI	Full Planning Permission	13 St. Pauls Road, Derby, DE1 3RS	Single storey rear extension to dwelling house (enlargement of kitchen/dining area) and installation of a roof light and replacement windows to the rear elevation	Refuse Planning Permission	22/11/2016
07/16/00842/PRI	Advertisement consent	Riverlights, Morledge, Derby	Display of LED digital advertisement board and an externally illuminated banner sign	Refuse Planning Permission	22/12/2016
07/16/00852/PRI	Full Planning Permission	20 Duffield Road, Derby, DE1 3BB	Change of use from retail (Use Class A1) to Hot Food Shop (Use Class A5) and installation of an extraction flue	Granted Conditionally	17/11/2016
07/16/00872/PRI	Full Planning Permission	96 Belvoir Street, Derby, DE23 6NN	Two storey and single storey rear extensions to dwelling house and dormer in roof (two bedrooms and enlargement of kitchen/living room)	Granted Conditionally	10/11/2016
07/16/00918/PRI	Full Planning Permission	All Saints Court, Mickleover, Derby, DE3 5UX	Installation of replacement windows and doors	Granted Conditionally	29/11/2016
07/16/00930/PRI	Full Planning Permission	23 Parkside Road, Chaddesden, Derby, DE21 6QR	Two storey side extension to dwelling house (utility room, car port and bedroom)	Granted Conditionally	10/11/2016
07/16/00934/PRI	Full Planning Permission	Land between 92-102 Pear Tree Street, Derby, DE23 8PN	Erection of a dwelling house (use class C3)	Granted Conditionally	18/11/2016
07/16/00943/PRI	Full Planning Permission	Heatherton Community Centre, Hollybrook Way, Littleover, Derby	Single storey front and side extensions to community centre (lobby, foyer, community room, toilets, storage and enlargement of hall) formation of patio terrace and re-location of the car parking area	Granted Conditionally	03/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/16/00947/PRI	Full Planning Permission	152 Chellaston Road, Derby, DE24 9DY	First floor side and single storey rear extensions to dwelling house (sun, lounge, bedroom and enlargement of bathroom), installation of a rear dormer and a bay window to the front elevation	Granted Conditionally	17/11/2016
08/16/00950/PRI	Full Planning Permission	23 Kendon Avenue, Sunnyhill, Derby, DE23 7LB	Two storey side extension to dwelling house (entrance hall, w.c, bedroom, en-suite, utility room and enlargement of kitchen/dining room)	Granted Conditionally	11/11/2016
08/16/00989/PRI	Full Planning Permission	Flat 2, 124 Kedleston Road, Derby, DE22 1FX	Change of use of ground floor from residential (use class C3) to cafe (use class A3)	Granted Conditionally	11/11/2016
08/16/00994/PRI	Listed Building Consent - alterations	Friar Gate Bridge, Friar Gate, Derby	Installation of a security fence at the south bridge abutment and a cast iron drainage system	Granted Conditionally	08/12/2016
08/16/00998/PRI	Full Planning Permission	Racecourse Farm, Hampshire Road, Derby, DE21 6BT	Conversion of existing outbuilding to dwelling (use class C3), erection of an outbuilding (double garage and store) and formation of a new vehicular access	Granted Conditionally	01/11/2016
08/16/01001/PRI	Advertisement consent	Blue Peter Hotel, Shardlow Road, Alvaston, Derby, DE24 0JH	Display of various signage	Granted Conditionally	15/11/2016
08/16/01039/PRI	Full Planning Permission	8 Welwyn Avenue, Allestree, Derby, DE22 2JQ	Single storey rear extension to dwelling (kitchen and day/dining room) and alterations and raising of the roof height to form rooms in the roof space (two bedrooms. store and shower room)	Granted Conditionally	14/12/2016
08/16/01048/PRI	Full Planning Permission	60 Oregon Way, Chaddesden, Derby, DE21 6UL	Demolition of garage and external stores, and erection of single storey side and rear extension to dwelling house (garage, utility and summer room)	Granted Conditionally	05/12/2016
08/16/01051/PRI	Certificate of Lawfulness Proposed Use	21 Holyhead Drive, Oakwood, Derby, DE21 2TD	Single storey rear extension (enlargement of kitchen/diner)	Granted	06/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/16/01055/PRI	Full Planning Permission	8 Fairway Crescent, Allestree, Derby, DE22 2NY	Single storey side and rear extension to dwelling house (shower room and enlargement of kitchen)	Granted Conditionally	07/11/2016
08/16/01065/PRI	Full Planning Permission	5 Wordsworth Drive, Sinfin, Derby, DE24 9GU	Two storey rear extension to dwelling house (dining room, bedroom and en-suite)	Granted Conditionally	16/11/2016
08/16/01066/PRI	Full Planning Permission	16 Weston Park Gardens, Shelton Lock, Derby, DE24 9EU	Single storey front, side and rear extensions to dwelling house (enlargement of lounge and kitchen/diner)	Granted Conditionally	25/11/2016
08/16/01067/PRI	Full Planning Permission	175 Ladybank Road, Mickleover, Derby, DE3 5QF	Change of use of ground floor from financial and professional services (use class A2) to a training centre (use class D1)	Granted Conditionally	29/11/2016
08/16/01072/PRI	Full Planning Permission	RTC car park adjacent to 500 London Road, Derby, DE24 8BQ	Formation of vehicular access and erection of boundary fence and gates	Granted Conditionally	03/11/2016
09/16/01073/PRI	Full Planning Permission	St. James Yard, St James Street and 8 The Strand, Derby, DE1 1RF	Change of use of two tram shed buildings in St. James Yard from use class B8 (storage and distribution) to use classes A3/A4 (drinking establishments/Cafe), insertion of mezzanine floor, demolition of shop front (8 The Strand) and formation of pedestrian link to the yard	Granted Conditionally	21/12/2016
09/16/01074/PRI	Listed Building Consent - alterations	St James Yard, St James Street and 8 The Strand, Derby	Alterations to two tram shed buildings in St. James Yard in connection with change of use from use class B8 (storage and distribution) to use classes A3/A4 (drinking establishments/cafe), including replacement of windows, doors and rooflights in both units, insertion of mezzanine floor and formation of replacement glazed roof in Unit 1, removal of first floor and insertion of opening in rear of Unit 2, and partial demolition of No.8 The Strand to create a direct pedestrian link to the yard	Granted Conditionally	21/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/16/01077/PRI	Full Planning Permission	Former Police Station, 2 Merrill Way, Allenton, Derby, DE24 9AJ	Erection of 12 apartments and associated on-site car parking, communal areas and landscaping	Granted Conditionally	08/12/2016
09/16/01079/PRI	Full Planning Permission	17 Chelsea Close, Derby, DE22 4JB	Erection of garage	Granted Conditionally	08/11/2016
09/16/01080/PRI	Full Planning Permission	1 Smalley Drive, Oakwood, Derby, DE21 2SF	Two storey front, side and rear and single storey rear extensions to dwelling house (double garage, games room, hall, cloakroom, w.c., lounge, dining area, plant room, bridge link, two bedrooms, two en-suites, balcony and enlargement of bedroom) and the installation of render and cladding to the external elevations	Granted Conditionally	12/12/2016
09/16/01081/PRI	Works to Trees under TPO	27 Blagreaves Lane, Littleover, Derby, DE23 7BT	Pollarding of Lime Tree protected by Tree Preservation Order No. 36	Refuse Planning Permission	02/12/2016
09/16/01085/PRI	Full Planning Permission	12 Cavendish Way, Mickleover, Derby, DE3 5BJ	Single storey side and rear extensions to dwelling house (w.c, utility room, garage and enlargement of kitchen)	Granted Conditionally	16/11/2016
09/16/01086/PRI	Certificate of Lawfulness Proposed Use	4 Cairns Close, Mickleover, Derby, DE3 5LW	Installation of a dormer to the rear elevation and a new window to the side elevation	Granted Conditionally	08/11/2016
09/16/01087/PRI	Full Planning Permission	Beechdale Motor Groups Limited, The Parker Centre, Parker Industrial Estate, Mansfield Road, Derby, DE21 4SZ	Extension to car dealership (showroom)	Granted Conditionally	30/11/2016
09/16/01088/PRI	Full Planning Permission	9 Park Lane, Allestree, Derby, DE22 2DT	Two storey side extension to dwelling house (utility room, bedroom, en-suite and enlargement of kitchen)	Granted Conditionally	15/12/2016
09/16/01092/PRI	Full Planning Permission	46 West Bank Road, Allestree, Derby, DE22 2FZ	Single storey rear extension to dwelling house (lobby, w.c./shower room, workshop and sun room) and installation of a new retaining wall	Granted Conditionally	07/11/2016
09/16/01093/PRI	Full Planning Permission	Garage block adjacent to 32 Willn Street, Derby, DE23 8QS	Demolition of garages and erection of five dwelling houses (use class C3)	Granted Conditionally	30/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/16/01099/PRI	Certificate of Lawfulness Proposed Use	18 Hillside Crescent, Spondon, Derby, DE21 7RB	Single storey rear extension to dwelling house	Granted	22/11/2016
09/16/01101/PRI	Full Planning Permission	12 Kingsway Park Close, Derby, DE22 3FP	Change of use from General Industrial (use class B2) to Assembly and Leisure (use class D2)	Granted Conditionally	07/11/2016
09/16/01103/PRI	Full Planning Permission	The First Church of Christ Scientist, Friary Street, Derby, DE1 1JF	Change of use from place of worship (Use Class D2) to restaurant (Use Class A3) including an extension and alterations to the south west and south east elevations of the building	Granted Conditionally	14/12/2016
09/16/01104/PRI	Listed Building Consent - alterations	The First Church of Christ Scientist, Friary Street, Derby, DE1 1JF	Internal and external alterations in association with the change of use from place of worship (Use Class D2) to restaurant (Use Class A3) including an extension and alterations to the south west and south east elevations of the building	Granted Conditionally	14/12/2016
09/16/01106/PRI	Variation/Waive of condition(s)	367 Duffield Road, Derby, DE22 2DN	Erection of veterinary surgery (Use Class D1) - Variation of condition No 4 of planning permission DER/03/14/00304 to amend the approved opening hours	Granted Conditionally	02/11/2016
09/16/01107/PRI	Full Planning Permission	17 Domain Drive, Chellaston, Derby	Single storey front and rear extensions to dwelling house (porch, family room and enlargement of kitchen and utility room) and erection of a detached garage	Granted Conditionally	10/11/2016
09/16/01109/PRI	Full Planning Permission	87 Farnsworth Road, Mickleover, Derby, DE3 5ET	Single storey side extension to dwelling house (shower room and play room)	Granted Conditionally	29/11/2016
09/16/01114/PRI	Works to Trees under TPO	27 Blagreaves Lane, Littleover, Derby, DE23 7BT	Crown reduction by 7m of Pine Tree protected by Tree Preservation Order No. 36	Refuse Planning Permission	02/12/2016
09/16/01115/PRI	Full Planning Permission	Deltarail Group Ltd, Hudson House, 2 Hudson Way, Pride Park, Derby, DE24 8HS	Extension to chiller compound	Granted Conditionally	14/11/2016
09/16/01116/PRI	Advertisement consent	Pentahotel, Locomotive Way, Pride Park, Derby, DE24 8PU	Display of various signage	Granted Conditionally	02/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/16/01119/PRI	Full Planning Permission	8 Lawnside, Spondon, Derby, DE21 7DY	Single storey front and two storey side and rear extensions to dwelling house (porch, playroom, office, w.c, utility, enlargement of kitchen/dining area, two bedrooms and enlargement of bathroom and bedroom)	Granted Conditionally	01/12/2016
09/16/01120/PRI	Full Planning Permission	11 St. Hughs Close, Darley Abbey, Derby, DE22 1FJ	Single storey side extension to dwelling house (bedroom)	Granted Conditionally	07/11/2016
09/16/01121/PRI	Local Council own development Reg 3	10 Anthony Drive, Alvaston, Derby, DE24 0FZ	Single storey rear extension to dwelling house (bedroom and en-suite)	Granted Conditionally	03/11/2016
09/16/01128/PRI	Full Planning Permission	2-3 Friary Street, Derby	Change of use from advice centre (use class A2) to mixed use of light industrial, retail and education/training (use classes B1, A1 and D1)	Granted Conditionally	07/11/2016
09/16/01129/PRI	Listed Building Consent - alterations	38 Friar Gate, Derby, DE1 1DA	Installation of a pizza oven and extraction flue	Granted Conditionally	20/12/2016
09/16/01130/PRI	Full Planning Permission	26 Middleton Avenue, Littleover, Derby, DE23 6DL	Two storey and single storey rear extensions to dwelling house (breakfast kitchen, garage, two bedrooms and en-suite) and installation of a new window to the side elevation	Granted Conditionally	08/11/2016
09/16/01131/PRI	Advertisement consent	Bank Bar, Aspen Drive, Spondon, Derby, DE21 7SG	Display of various signage	Granted Conditionally	15/11/2016
09/16/01132/PRI	Full Planning Permission	512 Kedleston Road, Derby, DE22 2NG	Erection of detached garage	Granted Conditionally	29/11/2016
09/16/01135/PRI	Full Planning Permission	14 Willson Avenue, Littleover, Derby, DE23 7DA	Single storey rear extension to dwelling (conservatory)	Granted Conditionally	11/11/2016
09/16/01136/PRI	Full Planning Permission	207 Rykneld Road, Littleover, Derby, DE23 7AL	First floor rear extension to dwelling house (enlargement of bedroom) and alterations to the roof to form rooms in roof space including enlargement of the existing rear dormer and installation of a new window to the side elevation	Refuse Planning Permission	09/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/16/01137/DCC	Advertisement consent	Highway verge, south side of Derwent Parade, Pride Park, Derby	Display of non illuminated post sign	Granted Conditionally	10/11/2016
09/16/01138/PRI	Full Application - Article 4	15 Old Chester Road, Derby, DE1 3SA	Installation of replacement of windows in the front elevation	Refuse Planning Permission	09/11/2016
09/16/01140/PRI	Full Planning Permission	26 Charnwood Street, Derby, DE1 2GU	Change of use from social club (D2 use) to six flats (use class C3) including installation of a dormer to the side elevation and alterations to the fenestration and roof design	Granted Conditionally	15/11/2016
09/16/01143/PRI	Full Planning Permission	145 Manor Road, Derby, DE23 6BU	Change of use from office to one dwelling house (use class C3) together with two storey front and rear extensions, erection of a detached outbuilding (garage, garden room and ancillary living accommodation) and enlargement of vehicular access	Refuse Planning Permission	23/12/2016
09/16/01144/PRI	Full Planning Permission	7 Chester Avenue, Allestree, Derby, DE22 2FE	Two storey rear extension to dwelling house (day room, en-suite and enlargement of bedroom)	Granted Conditionally	14/11/2016
09/16/01146/PRI	Full Planning Permission	43 Birchover Way, Allestree, Derby, DE22 2QG	Erection of outbuilding (garage and playroom) and alterations to retaining wall and steps	Granted Conditionally	17/11/2016
09/16/01148/PRI	Full Planning Permission	34 Sutton Avenue, Chellaston, Derby, DE73 1RJ	Side extension to dwelling (two bedrooms)	Granted Conditionally	14/11/2016
09/16/01150/PRI	Full Planning Permission	133 Nottingham Road, Spondon, Derby, DE21 7NN	First floor side extension to dwelling house (enlargement of bedroom and bathroom)	Granted Conditionally	14/11/2016
09/16/01151/PRI	Full Planning Permission	Land at the side of 4 Welshpool Road, Derby, DE21 4DB	Erection of one dwelling house (use class C3)	Refuse Planning Permission	28/11/2016
09/16/01152/PRI	Full Planning Permission	Haddon Grove, 111 Duffield Road, Derby, DE22 1AE	Single storey rear extension and alterations to dwelling house	Granted Conditionally	14/11/2016
09/16/01153/PRI	Advertisement consent	The Hollybrook PH, Hollybrook Way, Littleover, Derby, DE23 7TU	Display of three externally illuminated post signs and one non-illuminated post sign	Granted Conditionally	07/11/2016
09/16/01154/PRI	Full Planning Permission	14 Hardwick Avenue, Allestree, Derby, DE22 2LL	Single storey front extension to dwelling (enlargement of bedroom)	Granted Conditionally	15/11/2016
09/16/01157/PRI	Full Planning Permission	11 Iona Close, Sinfin, Derby, DE24 9LF	Single storey side and rear extensions to dwelling	Granted Conditionally	28/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/16/01160/PRI	Full Planning Permission	4 Farm Drive, Alvaston, Derby, DE24 0HB	Formation of rooms in roof space (bedroom and en-suite) with dormer and alterations to roof	Granted Conditionally	18/11/2016
09/16/01162/PRI	Full Planning Permission	12 Stewart Close, Spondon, Derby, DE21 7EG	Single storey side extension to dwelling (garage and sitting room)	Granted Conditionally	15/11/2016
09/16/01165/PRI	Full Planning Permission	22 Woodlands Road, Allestree, Derby, DE22 2HE	Erection of detached garage	Granted Conditionally	15/11/2016
09/16/01166/PRI	Full Planning Permission	8 Canon's Walk, Darley Abbey, Derby, DE22 1FG	First floor and single storey front extensions to dwelling house (enlargement of lounge and bedroom)	Granted Conditionally	11/11/2016
09/16/01167/PRI	Full Planning Permission	36 Chestnut Avenue, Chellaston, Derby, DE73 1RW	Single storey rear extension to dwelling (w.c and dining area)	Granted Conditionally	10/11/2016
09/16/01169/PRI	Full Planning Permission	2 Burns Close, Littleover, Derby, DE23 7EW	Two storey and single storey rear extensions to dwelling house (kitchen/dining room, bedroom), installation of a new first floor window to the side elevation and enlargement of detached garage	Granted Conditionally	22/11/2016
09/16/01170/PRI	Full Planning Permission	Rolls Royce Plc, Moor Lane, Allenton, Derby, DE24 9HY	Formation of a car park (136 spaces) to include the realignment of the security fencing and alterations to the access arrangements to the existing carousel car park	Granted Conditionally	14/12/2016
09/16/01171/PRI	Full Planning Permission	53 Colwyn Avenue, Derby, DE23 6HH	Two storey side and first floor rear extension to dwelling house (garage/store, wet room, covered area, two bedrooms and bathroom) and erection of outbuilding (garden store)	Granted Conditionally	17/11/2016
09/16/01172/PRI	Full Planning Permission	67 Marlborough Road, Derby, DE24 8DS	Two storey side and rear and single storey front and rear extensions to dwelling house (kitchen, lounge, bathroom, guest room, two bedrooms, shower room and enlargement of hall) including the installation of a dormer to the front elevation	Refuse Planning Permission	21/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/16/01174/PRI	Full Planning Permission	11a Welwyn Avenue, Allestree, Derby, DE22 2JR	Two storey rear extension to dwelling house (lounge, dining area and living area) and formation of steps	Granted Conditionally	22/11/2016
09/16/01175/PRI	Full Planning Permission	226 Chellaston Road, Derby, DE24 9ED	Erection of a detached garage	Granted Conditionally	22/11/2016
09/16/01176/PRI	Advertisement consent	Bloomfield House, 56 St. Helens Street, Derby, DE1 3HY (BBC Radio Derby)	Display of three non-illuminated fascia signs	Granted Conditionally	07/11/2016
09/16/01177/PRI	Full Planning Permission	11 Short Avenue, Allestree, Derby, DE22 2EH	First floor rear and single storey front and side extensions to dwelling house (porch, office, garage, store and enlargement of bedroom with balcony)	Granted Conditionally	22/11/2016
09/16/01178/PRI	Works to Trees under TPO	43 Bromley Street, Derby, DE22 1HL	Crown lift to 4 metres and crown thin by 15% of a Beech tree protected by Tree Preservation Order No. 317	Granted Conditionally	07/11/2016
09/16/01180/PRI	Outline Planning Permission	Land at the side of 12 Greenfields Avenue, Littleover, Derby, DE23 7EP	Residential development (one dwelling house)	Granted Conditionally	23/11/2016
09/16/01181/PRI	Full Planning Permission	75 Brisbane Road, Mickleover, Derby, DE3 9LR	Single storey side and rear extension to dwelling house (utility room and enlargement of kitchen) to connect to the existing garage	Granted Conditionally	17/11/2016
09/16/01182/PRI	Full Planning Permission	25 Greenwood Avenue, Chaddesden, Derby, DE21 4HY	Single storey front extension to dwelling house (porch and w.c.)	Granted Conditionally	25/11/2016
09/16/01183/PRI	Full Planning Permission	28 St. Cuthberts Road, Derby, DE22 3JW	Single storey side extension to dwelling house (bedroom and bathroom)	Granted Conditionally	06/12/2016
09/16/01184/PRI	Works to Trees under TPO	The Coppice, 189 Broadway, Derby, DE22 1BP	Cutting back of branches to give two metres clearance from the house of an Oak tree protected by Tree Preservation Order no. 462	Granted Conditionally	07/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/16/01186/PRI	Full Planning Permission	12 Windermere Drive, Spondon, Derby, DE21 7JX	Single storey side and rear extension to dwelling (kitchen and enlargement of living space) and installation of a rear dormer to form additional rooms in the roof space (two bedrooms and en-suite)	Granted Conditionally	24/11/2016
09/16/01188/PRI	Full Planning Permission	2 Royal Hill Road, Spondon, Derby, DE21 7AH	Single storey front and side extensions to dwelling (porch, sun lounge and enlargement of living room) and installation of pitched roofs to the existing garage kitchen and bedroom projections	Granted Conditionally	21/11/2016
09/16/01189/PRI	Full Planning Permission	190 Derby Road, Spondon, Derby, DE21 7LU	Single storey front and rear extensions to dwelling house (lounge and kitchen)	Granted Conditionally	21/11/2016
10/16/01191/PRI	Advertisement consent	Unit 3, Meteor Centre, Mansfield Road, Derby, DE21 4SY (DFS)	Display of three internally illuminated fascia signs and two non-illuminated replacement panels to an existing totem sign	Granted Conditionally	18/11/2016
10/16/01192/PRI	Full Planning Permission	Unit H, Derby Commercial Park, Fernhook Avenue, Derby, DE21 7HZ	Alterations to warehouse (formation of a double door opening)	Granted Conditionally	16/11/2016
09/16/01193/PRI	Full Planning Permission	98 St. Peters Street, Derby, DE1 1SR	Change of use of the ground floor to mixed use Restaurant/Shisha smoking yard (use class A3/Sui Generis)	Granted Conditionally	15/12/2016
10/16/01194/PRI	Full Planning Permission	32 Dovedale Rise, Allestree, Derby, DE22 2RE	First floor side and single storey front extensions to dwelling house (bathroom, en-suite and enlargement of garage, living room and bedroom) and installation of render to the front and side elevations	Granted Conditionally	22/12/2016
10/16/01195/PRI	Full Planning Permission	71 Chain Lane, Littleover, Derby, DE23 7DY	Single storey side extension to dwelling house (dining area)	Granted Conditionally	28/11/2016
10/16/01196/PRI	Full Planning Permission	3 Stretton Close, Mickleover, Derby, DE3 5NW	Single storey rear extension to dwelling house (kitchen and utility room)	Granted Conditionally	30/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01198/PRI	Variation/Waive of condition(s)	The Needles P H , Bembridge Drive, Alvaston, Derby, DE24 0UQ	Erection of a single storey convenience store with associated car parking, landscaping, access arrangements and ATM Machine on land adjacent to the Needles Public House - removal of condition 13 of previously approved planning permission Code No. DER/06/15/00781 which restricts sales of certain goods	Granted Conditionally	25/11/2016
10/16/01199/PRI	Full Planning Permission	170 Dale Road, Spondon, Derby, DE21 7DL	Single storey rear extension to dwelling house (conservatory and shed)	Granted Conditionally	29/11/2016
10/16/01201/PRI	Full Application - Article 4	16 Chester Green Road, Derby, DE1 3SF	Installation of replacement windows to the front elevation	Granted Conditionally	06/12/2016
10/16/01202/PRI	Full Planning Permission	25 Carlisle Avenue, Littleover, Derby, DE23 7ES	Two storey side extension to dwelling house (porch, study, w.c., utility room, bedroom and en-suite)	Granted Conditionally	29/11/2016
10/16/01204/PRI	Full Planning Permission	3 Hawke Street, Derby, DE22 3DP	Change of use of part of domestic outbuilding (use class C3) to nail salon (sui generis use)	Granted Conditionally	30/11/2016
10/16/01205/PRI	Advertisement consent	1 St. Peters Street, Derby, DE1 2AE (HSBC)	Display of various non-illuminated signage	Granted Conditionally	01/12/2016
10/16/01206/PRI	Listed Building Consent - alterations	1 St. Peters Street, Derby, DE1 2AE (HSBC)	Installation of replacement signage	Granted Conditionally	01/12/2016
10/16/01207/PRI	Full Planning Permission	24 Brentford Drive, Derby, DE22 4BN	Two storey side and single storey front extension to dwelling house (canopy, lounge, shower room, bedroom and en-suite)	Granted Conditionally	01/12/2016
10/16/01208/PRI	Full Planning Permission	10 Chesterton Avenue, Sunnyhill, Derby, DE23 7GS	First floor side extension to dwelling house (bedroom and en-suite)	Granted Conditionally	07/12/2016
10/16/01209/PRI	Full Planning Permission	13 Bamford Avenue, Derby, DE23 8DT	Two storey side and rear and single storey front and rear extensions to dwelling house (porch, kitchen/dining area, three bedrooms and bathroom) together with raising ground levels to form patio area to the rear elevation	Granted Conditionally	06/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01210/PRI	Full Planning Permission	Mica Works, Raynesway, Derby, DE21 7BE	Installation of three flag poles	Granted Conditionally	02/11/2016
10/16/01211/PRI	Advertisement consent	Mica Works, Raynesway, Derby, DE21 7BE	Display of flag sign	Granted Conditionally	02/11/2016
10/16/01212/PRI	Works to Trees under TPO	5 Lindford Close, Oakwood, Derby, DE21 4TA	Reduction of overhanging crown (garden side) by 3m of Oak tree protected by Tree Preservation Order no. 11	Granted Conditionally	05/12/2016
10/16/01213/PRI	Full Planning Permission	Land between 28-32 Bracknell Drive, Alvaston, Derby, DE24 0BP	Formation of driveway	Granted Conditionally	19/12/2016
10/16/01214/PRI	Full Planning Permission	7 Ivyleaf Way, Littleover, Derby, DE23 3UT	Erection of a 1.8m high boundary fence with 0.45m high trellis over	Granted Conditionally	14/12/2016
10/16/01215/PRI	Full Planning Permission	19 Mercaston Road, Chaddesden, Derby, DE21 4HU	Two storey side extension to dwelling house (covered way, kitchen, utility room, bedroom and en-suite)	Granted Conditionally	05/12/2016
10/16/01216/PRI	Certificate of Lawfulness Proposed Use	76 Oaklands Avenue, Littleover, Derby, DE23 7QJ	Removal of existing roof covering and installation of replacement flat roof and a new roof light to an existing single storey projection	Granted	23/11/2016
10/16/01217/PRI	Full Planning Permission	2 Greenville Croft, Chellaston, Derby	Two storey rear and single storey side and rear extensions to dwelling house (utility room, conservatory, bedroom, en-suite and enlargement of kitchen)	Granted Conditionally	14/12/2016
10/16/01218/PRI	Full Planning Permission	11 Chain Lane, Mickleover, Derby, DE3 5AJ	Two storey side and single storey front extensions to dwelling house (utility room, w.c., gym, bedroom and en-suite) - amendment to previously approved planning permission Code No. DER/05/16/00542 to include a front porch	Granted Conditionally	05/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01219/PRI	Full Planning Permission	218 Warwick Avenue, Derby, DE23 6HP	Two storey side and single storey rear extensions to dwelling house (garage, utility room, two bedrooms with en-suites, wet room and enlargement of kitchen) and installation of a canopy to the front elevation - amendments to previously approved planning permission Code No. DER/07/16/00915 to make the rear extension two storey	Granted Conditionally	01/12/2016
10/16/01220/PRI	Variation/Waive of condition(s)	4 Victoria House, Victoria Street, Derby, DE1 1ES	Change of use of ground floor from retail (use class A1) to hot food takeaway (use class A5) - variation of condition 3 of previously approved planning permission Code No. DER/08/15/01061 to amend the approved opening hours	Granted Conditionally	29/11/2016
10/16/01221/PRI	Prior Approval - Shop / Bank to Resi	1 Pittar Street, Derby, DE22 3UN	Change of use from retail (use class A1) to residential (use class C3) and associated operational development (door and window alterations)	Prior Approval Approved	02/12/2016
10/16/01222/PRI	Prior Approval - Householder	2 Albert Crescent, Chaddesden, Derby, DE21 6TD	Single storey rear extension (projecting beyond the rear wall of the original house by 4.52m, maximum height 3m, height to eaves 2.1m) to dwelling house	Prior Approval Approved	15/11/2016
10/16/01223/PRI	Full Planning Permission	Land south-east of Unit 9, Victory Park Way, Derby, DE24 8Z	Erection of a joinery workshop (use class B2) with ancillary offices and staff facilities	Granted Conditionally	21/12/2016
10/16/01224/PRI	Full Planning Permission	26 Adelaide Close, Mickleover, Derby, DE3 5JN	Single storey front and rear extensions to dwelling (porch, en-suite and enlargement of bedroom) and installation of a pitched roof and render to the existing flat roofed side extension (garden room)	Granted Conditionally	06/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01225/PRI	Full Planning Permission	13 Crabtree Close, Allestree, Derby, DE22 2SW	Two storey side and single storey rear extensions to dwelling house (w.c., dining room, kitchen, family room, bedroom and en-suite) to connect to the existing garage/office outbuilding and formation of a raised patio area	Granted Conditionally	06/12/2016
10/16/01226/PRI	Full Planning Permission	220-234 Upper Dale Road, Derby (Cavendish Garage)	Erection of a canopy over existing valet area	Granted Conditionally	09/12/2016
10/16/01230/PRI	Certificate of Lawfulness Proposed Use	23 Warner Street, Mickleover, Derby, DE3 5GG	Demolition of existing lean-to conservatory. Single storey rear extension to dwelling house (enlargement of kitchen/diner)	Granted	01/12/2016
10/16/01231/PRI	Full Planning Permission	62 Chain Lane, Littleover, Derby, DE23 7DZ	Single storey side and rear extensions to dwelling house (study, wet room and enlargement of kitchen and dining room) and installation of new windows to the side elevation	Granted Conditionally	15/12/2016
10/16/01233/PRI	Full Planning Permission	8 Caversfield Close, Littleover, Derby, DE23 7SR	Front and side extensions to bungalow (garage, kitchen, dining room and enlargement of lounge) and formation of rooms in the roof space including installation of a rear dormer and front dormer windows (four bedrooms, en-suites and bathroom)	Refuse Planning Permission	22/12/2016
10/16/01235/PRI	Full Planning Permission	The Johnson Building, Derby College, Locomotive Way, Pride Park, Derby	Extension to the existing external compound to house a back up generator and erection of two bin compounds	Granted Conditionally	15/12/2016
10/16/01236/PRI	Full Planning Permission	3 Evelyn Grove, Chaddesden, Derby, DE21 6PZ	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	01/12/2016
10/16/01237/PRI	Full Planning Permission	Claremont, 109 Duffield Road, Derby, DE22 1AE	Erection of outbuilding (shed)	Granted Conditionally	14/12/2016
10/16/01238/PRI	Full Planning Permission	Melody, Broadway, Derby, DE22 1AU	Two storey side and single storey front extensions to dwelling house (garage, utility room, w.c., porch and bedroom)	Granted Conditionally	08/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01240/PRI	Full Planning Permission	22 Arran Close, Sinfin, Derby, DE24 9LN	Two storey front and side and single storey front extensions to dwelling house (porch, garage covered way, utility, bedroom, en-suite and enlargement of kitchen and bedroom)	Refuse Planning Permission	01/12/2016
10/16/01242/PRI	Full Planning Permission	44 Green Lane, Derby, DE1 1RP	Installation of a new shopfront	Granted Conditionally	19/12/2016
10/16/01244/PRI	Full Planning Permission	Guru Arjan Dev Gurdwara Sikh Temple, Stanhope Street, Derby	Change of use of storage area to meeting hall, two storey front extension (entrance hall, shoe rooms, w.c's. and library) in connection with Sikh temple (Use Class D2) and external alterations to include the installation of a staircase, new doors and a window	Granted Conditionally	23/12/2016
10/16/01245/PRI	Full Planning Permission	14 Kirkstead Close, Oakwood, Derby, DE21 2HN	Two storey and single storey rear extensions to dwelling house (study, bedroom and conservatory), installation of a porch to the front elevation and erection of an outbuilding (shed)	Granted Conditionally	09/12/2016
10/16/01246/PRI	Full Planning Permission	Osmaston Primary School, Addison Road, Derby, DE24 8FH	Erection of 1.2m high fence above existing wall	Granted Conditionally	01/12/2016
10/16/01247/PRI	Full Planning Permission	52 Grange Avenue, Derby, DE23 8DG	Two storey side and rear and single storey rear extensions to dwelling house (sitting room, wet room, kitchen/dining room, three bedrooms and shower room)	Granted Conditionally	01/12/2016
10/16/01248/PRI	Full Planning Permission	15 Vauxhall Avenue, Derby, DE22 4DZ	First floor side and rear extension to dwelling house (bedroom and en-suite)	Granted Conditionally	01/12/2016
10/16/01249/PRI	Full Planning Permission	10 Dukeries Lane, Oakwood, Derby, DE21 2HB	Two storey and first floor side extensions to dwelling house (bedroom and enlargement of kitchen and bedroom)	Granted Conditionally	19/12/2016
10/16/01251/PRI	Full Planning Permission	12 Arthur Hind Close, Derby, DE22 1HS	Single storey rear extension to dwelling house (enlargement of kitchen and dining area)	Granted Conditionally	05/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01252/PRI	Full Planning Permission	15 Drury Avenue, Spondon, Derby, DE21 7GA	Single storey front and rear and two storey side extensions to dwelling house (lobby, garage, utility, shower room/w.c, bedroom, en-suite and enlargement of kitchen) - amendment to previously approved planning permission Code no DER/02/16/00222	Granted Conditionally	12/12/2016
10/16/01254/PRI	Advertisement consent	Nuffield Health, Nottingham Road, Derby, DE21 6DA	Display of various signage	Granted Conditionally	18/11/2016
10/16/01256/DCC	Advertisement consent	Market Place, Derby	Display of non illuminated advertisement signs for temporary period	Granted Conditionally	01/12/2016
10/16/01257/PRI	Full Planning Permission	6 Friar Gate, Derby, DE1 1BU	Insertion of a door into the first floor masonry opening and installation of a removable metal screen to the perimeter of the rear flat roof	Granted Conditionally	16/12/2016
10/16/01258/PRI	Listed Building Consent - alterations	6 Friar Gate, Derby, DE1 1BU	Insertion of a door into the first floor masonry opening and installation of a removable metal screen to the perimeter of the rear flat roof	Granted	14/12/2016
10/16/01259/PRI	Advertisement consent	49 Park Farm Centre, Park Farm Drive, Allestree, Derby, DE22 2QQ	Display of various signage	Granted Conditionally	14/12/2016
10/16/01261/PRI	Works to Trees under TPO	7 Park Wood Close, Allestree, Derby	Crown reduction by 2m in height and 1m in width of Sycamore tree and cutting back of branch extension by 1m of Lime and Sycamore trees protected by Tree Preservation Order No. 471	Granted Conditionally	12/12/2016
10/16/01262/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) - amendments to previously approved planning permission Code No. DER/03/16/00361 to amend the dining room doors, increase the depth of the study and alterations to the fenestration and roof lights	Granted Conditionally	22/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01265/PRI	Full Planning Permission	18 Grangeover Way, Derby, DE22 3QD	Single storey rear extension to dwelling house (sitting room and enlargement of kitchen)	Granted Conditionally	01/12/2016
10/16/01267/PRI	Full Planning Permission	44 Albany Road, Derby, DE22 3LW	Single storey rear extension to dwelling house (bedroom, en-suite and enlargement of lounge and kitchen/dining room)	Granted Conditionally	08/12/2016
10/16/01269/PRI	Full Planning Permission	8 Maple Avenue, Littleover, Derby, DE23 7QB	Single storey side and rear extensions to dwelling house (garage, utility room and w.c.)	Granted Conditionally	22/12/2016
10/16/01270/PRI	Full Planning Permission	80 Wilsthorpe Road, Chaddesden, Derby, DE21 4QS	Single storey rear extension to dwelling house (dining room and enlargement of kitchen) and formation of an external patio area	Granted Conditionally	19/12/2016
10/16/01271/PRI	Full Planning Permission	Unit G2, 21 Cranmer Road, West Meadows Industrial Estate, Derby, DE21 6JL	Change of use from gymnasium (use class D2) to Use Classes B1c, B2 and B8	Granted Conditionally	30/11/2016
10/16/01272/PRI	Full Planning Permission	54 Nevinson Avenue, Sunnyhill, Derby, DE23 7GT	Erection of a detached outbuilding (gymnasium, lobby and w.c.)	Granted Conditionally	22/12/2016
10/16/01273/PRI	Full Planning Permission	31 Dewchurch Drive, Sunnyhill, Derby, DE23 7XP	Two storey side and single storey rear extensions to dwelling house (store, w.c., bedroom, en-suite and enlargement of kitchen/living area)	Granted Conditionally	19/12/2016
10/16/01276/PRI	Works to Trees under TPO	Trees adjacent to 2-6 Coppice Close, Darley Abbey, Derby, DE22 1EH	Felling of Maple tree, cutting back of lower branches to give 2m clearance from adjacent dwelling of Maple tree and cutting back of branches to give 2m clearance from street light of a third Maple tree protected by Tree Preservation Order no. 58	Granted Conditionally	12/12/2016
10/16/01277/PRI	Works to Trees in a Conservation Area	4 Potter Street, Spondon, Derby, DE21 7LH	Felling of a Cherry Tree within the Spondon Conservation Area	Raise No Objection	15/11/2016
10/16/01278/PRI	Works to Trees under TPO	32 South Avenue, Chellaston, Derby, DE73 1RS	Felling of a Silver Birch Tree protected by Tree Preservation Order No. 550	Granted Conditionally	12/12/2016
10/16/01279/PRI	Full Planning Permission	74 Gravel Pit Lane, Spondon, Derby, DE21 7DB	Single storey side and rear extensions to dwelling house (garage, w.c., utility room and enlargement of kitchen/dining area)	Granted Conditionally	20/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01284/PRI	Certificate of Lawfulness Proposed Use	14 Thornhill Road, Derby, DE22 3LX	Installation of a dormer to the north side elevation and installation of two rooflights to the south side elevation	Granted	01/12/2016
10/16/01286/PRI	Full Planning Permission	5 Welwyn Avenue, Shelton Lock, Derby, DE24 9FN	Two storey side and single storey rear extensions to dwelling house (play room, store, w.c., kitchen/diner, bathroom and bedroom)	Granted Conditionally	19/12/2016
10/16/01290/PRI	Works to Trees in a Conservation Area	120 Duffield Road, Derby, DE22 1BG	Felling of a Laburnum, crown reduction of Hawthorn to a height of 3.5m and a spread of 2.5m and pollarding of a Lime tree to a height of 3.5m and a spread of 3m, within the Strutts Park Conservation Area	Raise No Objection	21/11/2016
10/16/01292/PRI	Full Planning Permission	Vacant Land, Parcel Terrace, Derby (Former site of TDG Novacold)	Change of use of vacant land for the storage and distribution of site cabins and associated site materials (use class B8) including the erection of operational site cabins and welfare facilities	Granted Conditionally	21/12/2016
10/16/01294/PRI	Works to Trees under TPO	St. Philomenas Convent, 312 Highfields Park Drive, Derby, DE22 1JX	Reduction to a height of 1.8m from ground level of a Holly and Hawthorn hedge protected by Tree Preservation Order no. 308	Granted Conditionally	12/12/2016
10/16/01296/PRI	Full Planning Permission	25 Moorland Road, Mickleover, Derby, DE3 5FX	Two storey side and single storey front and rear extensions to dwelling house (lounge, kitchen, family area, utility, bedroom, dressing room, en-suite and enlargement of dining room and bedrooms), erection of detached garage and re-instatement of boundary treatment	Granted Conditionally	22/12/2016
10/16/01300/DCC	Advertisement consent	Lighting columns on Bold Lane and Jury Street, Derby	Display of banners on various lighting columns	Granted Conditionally	22/12/2016
10/16/01302/PRI	Works to Trees in a Conservation Area	Strutts Park House, Chevin Road, Derby, DE1 3EX	Pollarding of 3 Lime Trees within the Strutts Park Conservation Area	Raise No Objection	18/11/2016
10/16/01309/PRI	Works to Trees in a Conservation Area	56 Arthur Street, Derby, DE1 3EH	Felling of two Lime Trees within the Strutts Park Conservation Area	Raise No Objection	30/11/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/16/01310/PRI	Full Planning Permission	20 Jedburgh Close, Sinfin, Derby, DE24 3DU	Two storey and single storey side extensions to dwelling house (garage, study and playroom)	Granted Conditionally	23/12/2016
11/16/01314/PRI	Full Planning Permission	Abotts Hill Chambers, Gower Street, Derby, DE1 1SD	Change of use of part second floor from offices (use class B1) to assembly and leisure (use class D2)	Granted Conditionally	23/12/2016
11/16/01315/PRI	Certificate of Lawfulness Proposed Use	24 Beech Avenue, Alvaston, Derby, DE24 0DX	Single storey rear extension to dwelling house (enlargement of kitchen and dining area)	Granted	23/12/2016
11/16/01316/PRI	Advertisement consent	5 Derby Road, Chellaston, Derby, DE73 1SA (Chellaston Post Office)	Display of internally illuminated ATM surround	Granted Conditionally	22/12/2016
11/16/01318/PRI	Advertisement consent	Pride Park Harvester, Roundhouse Road, Pride Park, Derby, DE24 8JE	Display of various signage	Granted Conditionally	23/12/2016
11/16/01326/PRI	Non-material amendment	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) - variation of condition 1 of previously approved planning permission code No. DER/03/16/00301 to permit the use of the marquee from May to July 2016 and from September 2016 to March 2017 - non-material amendment to previously approved planning permission DER/08/16/00983 to revise the hoarding printed pattern from hedgerow to brickwork and extend the hoarding line	Granted Conditionally	05/12/2016
11/16/01336/PRI	Prior Approval - retail to cafe/restaura	4 Normanton Lane, Littleover, Derby, DE23 6GP	Change of use from hair salon (use class A1) to cafe/restaurant (use class A3)	Prior Approval Approved	06/12/2016
11/16/01337/PRI	Full Planning Permission	15A Friar Gate, Derby, DE1 1BU	Change of use of ground floor from financial and professional services (use class A2) to drinking establishment (use class A4)	Granted Conditionally	23/12/2016
11/16/01343/PRI	Prior Approval - Householder	41 Hollies Road, Allestree, Derby, DE22 2HX	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 4m, height to eaves 3m) to dwelling house	Prior Approval Not required	01/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/16/01346/PRI	Works to Trees under TPO	193 Broadway, Derby, DE22 1BP	Cutting back of branches of a Willow tree to give 2.5m clearance of the house guttering and solar panels and also 191 Broadway and to give clearance of the telephone wire for a ten year period. Protected by Tree Preservation Order no. 462	Granted Conditionally	12/12/2016
11/16/01349/PRI	Prior Approval - Householder	22 Lawn Heads Avenue, Littleover, Derby, DE23 6DQ	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.8m, height to eaves 2.7m) to dwelling house	Prior Approval Not required	01/12/2016
11/16/01367/PRI	Works to Trees under TPO	250 Birchover Way, Allestree, Derby, DE22 2RR	Crown reduction by 4.5 metres of a Weeping Beech tree protected by Tree Preservation Order No. 180	Refuse Planning Permission	22/12/2016
11/16/01370/PRI	Full Planning Permission	39 Autumn Grove, Chaddesden, Derby, DE21 6PY	First floor rear extension to dwelling house (bedroom)	Granted Conditionally	08/12/2016
11/16/01375/PRI	Works to Trees in a Conservation Area	Trees at 1 & 3 College Place and Derby Cathedral, Iron Gate, Derby	Various works to trees within the City Centre Conservation Area	Raise No Objection	14/12/2016
11/16/01382/PRI	Works to Trees under TPO	Woodlands Community School, Blenheim Drive, Allestree, Derby, DE22 2LW	Various works to trees protected by Tree Preservation Order No. 267	Granted Conditionally	22/12/2016
11/16/01405/PRI	Prior Approval - Householder	273 St. Thomas Road, Derby, DE23 8RL	Single storey rear extension (projecting beyond the rear wall of the original house by 4.5m, maximum height 3.7m, height to eaves 3.7m) to dwelling house	Prior Approval Not required	22/12/2016
11/16/01422/PRI	Demolition-Prior Notification	Industrial Units, Clarke Street, Derby, DE1 2BU	Demolition of industrial unit	Raise No Objection	22/12/2016
11/16/01438/PRI	Full Planning Permission	15 Bank View Road, Derby, DE22 1EL	Two storey side extension to dwelling house with rooms in the roof space (garage, utility room, play room, three bedrooms and en-suite)	Granted Conditionally	23/12/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
12/16/01456/PRI	Non-material amendment	60 Field Rise, Littleover, Derby, DE23 7DE	Two storey side and single storey rear extensions to dwelling house (porte-cochere, two bedrooms, orangery and family room) and erection of detached garage - non-material amendment to previously approved permission Code No. DER/04/16/00423 to install two additional windows to the outbuilding and alterations to the outbuilding roof design to form pitched roof	Granted	14/12/2016