

## **Applications to be Considered**

### **Purpose**

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

### **Recommendation(s)**

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

### **Reason(s)**

- 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.

### **Public/stakeholder engagement**

- 5.1 None.

### **Other options**

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

### **Financial and value for money issues**

- 7.1 None.

### **Legal implications**

- 8.1 None.

### **Other significant implications**

- 9.1 None.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal		
Finance		
Service Director(s)		
Report sponsor	Paul Clarke	19/05/2020
Other(s)	Ian Woodhead	19/05/2020

Background papers:	None
List of appendices:	Appendix 1 – Development Control Report

**Planning Control Committee 28/05/2020**  
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1	1 – 5	19/01733/FUL	27 Arnold Street Derby	Single storey side/rear extension to dwelling house (kitchen/dining space)	<b>To grant</b> planning permission with conditions.
2	6 – 10	19/01734/FUL	27 Etwall Street Derby	Single storey side/rear extension to dwelling house (kitchen/dining area)	<b>To grant</b> planning permission with conditions.
3	11 – 16	20/00296/PNRT	Land In Front Of Shops Ladybank Road Derby	Installation of 20m monopole and associated equipment cabinets	<b>Prior Approval is required</b> and to be <b>granted</b> .
4	17 – 35	05/18/00771	Land Off Phoenix Street Derby	Erection Of A New Building Providing 202 Residential Apartments (Use Class C3) Including Ancillary Floor Space Together With Associated Car Parking, Servicing, Site Infrastructure And Landscaping	<b>To refuse</b> planning permission.

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

**Application No: 19/01733/FUL**

**Type: Full Planning Application**

### **1. Application Details**

**1.1. Address:** 27 Arnold Street, Derby

**1.2. Ward:** Mackworth

**1.3. Proposal:**

Single storey side/rear extension to dwelling house (kitchen/dining area)

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/01733/FUL>

#### **Brief description**

This application seeks permission to extend a terraced dwelling. The property is within a dense residential area mainly populated by back to back terraced rows. It is situated between 25 and 29 Arnold Street and backs onto Cobden Street dwellings. The property has a long rear garden, some 22m long, and 5m wide. This is typical of properties on the eastern side of Arnold Street but is relatively large compared to many terraced dwellings in the vicinity.

The dwelling is in a run down state internally and the garden is overgrown. It has an outdoor toilet and store in the rear garden area, abutting the rear of the house. At present, the boundary with 25 Arnold Street is partially open and 25 Arnold Street appears to be undergoing some form of renovation with open sides to the outdoor toilet and store and much discarded building material in the garden area. 29 Arnold Street has a flat roof single storey extension at the rear and there is fencing running along the shared boundary.

The proposal is for a single storey extension at the rear of the house. The extension would project some 0.6m beyond the rear of the existing outside store and would wrap around the existing store/toilet and kitchen area filling in the gap between the side of these parts of the house and the boundary with 25 Arnold Street. The extension would have French doors at the rear and two velux windows, one in each side facing roof plane. The extension would have a pitched roof, some 2.7m to eaves and 3.5m to ridge.

The extension is shown as being a kitchen/lounge/diner. I note that the proposed floor plans suggest that the extended house would be set out as a house of multiple occupation, but the application form states that the application is for extensions to the existing dwelling house.

### **2. Site History**

<b>Application No:</b>	19/01663/CLP	<b>Type:</b>	Lawful Development Certificate - Proposed
<b>Decision:</b>	Approved	<b>Date:</b>	20/01/2020
<b>Description:</b>	Installation of two dormer window to the rear elevation and two roof lights to the front elevation		

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

**Application No: 19/01733/FUL**

**Type: Full Planning Application**

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### **3. Publicity:**

Neighbour Notification Letter – 4 letters

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

### **4. Representations:**

The application has attracted one letter of concern from a local Councillor. The letter also applies to another application (27 Etwall Street) and expresses concern that the extension would be overly large and would have a detrimental impact upon the surrounding area and neighbourhood and have adverse effect on character of the property. The garden space would also be reduced with impact on green credentials. Any increase in occupancy would be of concern and could lead to additional cars parking.

### **5. Consultations:**

No consultations have been undertaken.

### **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

#### **Derby City Local Plan Part 1 - Core Strategy (2017)**

CP3 Placemaking Principles  
CP4 Character and Context

#### **Saved CDLPR Policies**

GD5 Amenity  
H16 House Extensions

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

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

**7. Officer Opinion:**

**Key Issues:**

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

**7.1. Overview**

**7.2. Impact upon visual amenities**

**7.3. Impact upon residential amenities**

**7.1. Overview**

The proposal is for an extension to a dwelling house. The submitted floor plans do show the extended house set out in a way that would resemble a house of multiple occupation but the application is made for a domestic extension to the rear of the dwelling. As such, considerations of whether a house of multiple occupation is acceptable in this location are not relevant to determining this application. Instead, it is appropriate to consider whether the proposal is acceptable in terms of its impact upon residential and visual amenities. I note the recent approval of a Lawful Development Certificate (19/01663) for works to the roof of the building but is entirely separate from this current application.

**7.2. Impact upon visual amenities**

Saved policy H16 require that house extensions respect the scale, character and appearance of the dwelling itself and the street scene. The principle of good design is reinforced by adopted policies CP3 Placemaking Principles and CP4 Character and Context which seek to ensure high quality design and a good relationship between proposed development and existing buildings and the local area, and by section 12 of the National Planning Policy Framework (Achieving well-designed places). The proposed extension would not be visible in the street scene. In terms of the impact upon the house itself, I am satisfied that the extension would be an appropriate addition in terms its scale, character and appearance. It would not be overly long when considered in proportion and scale to the existing house and the existing outdoor toilet and store. Being single storey in height and leaving some 21m of rear garden area, I do not think that the extension would appear cramped in the garden area, rather it would be a relatively modest addition to the dwelling house and certainly not an unusual addition to this type of mid- terraced dwelling.

**7.3. Impact upon residential amenities**

Saved policies H16 and GD5 require that house extensions respect residential amenities of neighbouring properties. The new windows to the rear elevation and rooflights would not introduce significant new views over the neighbouring houses at 25 and 29 and I am satisfied that privacy of adjacent residents would be adequately

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

**Application No: 19/01733/FUL**

**Type: Full Planning Application**

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maintained. The extension would be some 2.7m in height to eaves and whilst it would abut the boundary with 25 Arnold Street, I am satisfied that there would not be unreasonable loss of light or overbearing effects of massing, particularly when considering that a 2m fence or wall could be erected along this (currently) open boundary without any planning permission.

In view of the above, I see no justification for refusing this application.

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

#### **8.1. Recommendation:**

**To grant planning permission**

#### **8.2. Summary Of Reasons:**

The proposed extension to dwelling house is considered acceptable in scale, design and appearance with respect to its impact upon residential and visual amenities.

#### **8.3. Conditions and Reasons**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

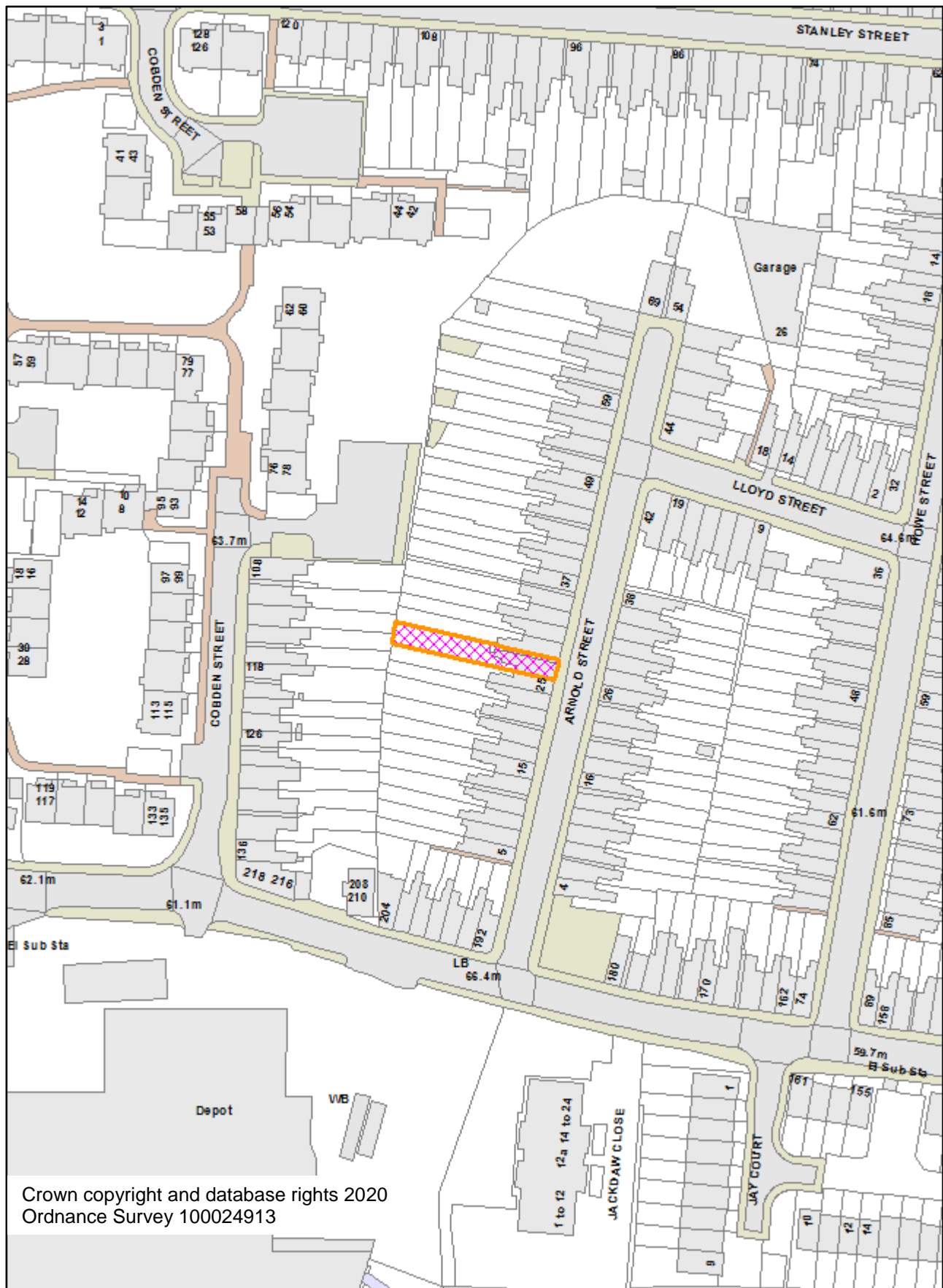
**Reason:** For the avoidance of doubt.

3. Development shall be carried out in facing materials to match, as closely as possible the facing materials on the existing dwelling unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the external appearance of the building is satisfactory and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

#### **8.4. Application timescale:**

The 8 weeks target date for the application was 13/02/2020 and the agent has agreed to extend the time frame until 05/6/2020





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

**Application No: 19/01734/FUL**

**Type: Full Planning Application**

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### **1. Application Details**

**1.1. Address:** 27 Etwall Street, Derby

**1.2. Ward:** Mackworth

**1.3. Proposal:**

Single storey side/rear extension to dwelling house (kitchen/dining area)

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/19/01734/FUL>

#### **Brief description**

This application seeks permission to extend a mid- terraced dwelling. The property is within a residential area, close to a variety of commercial uses and near to the vacated Quarndon Electrics site which has permission (not yet implemented) to convert office space into 10 flats.

The terraced dwelling already has a small single storey pitched roof extension on the rear elevation. Other properties in the local area also have various small rear extensions. 25 Etwall Street also has a rear facing dormer and a single storey rear extension.

The narrow rear garden is separated from neighbouring properties by fencing and has a pedestrian access (shared with 25 Etwall Street) from the main road.

The rear of the property can be seen from the courtyard area of the Quarndon Electronics site.

The proposal is for a single storey extension at the rear of the dwelling. The L-shaped extension would wrap around the rear of the existing house, extending some 3.5m beyond the rear most part of the existing dwelling. This would be some 1.7m longer than the existing lean-to. The extension would fill the width of the rear garden. Parapet walls would be built either side of the extension would be some 3.4m in height. The ridge height would be some 3.6m. There would be a velux rooflight in either side facing roof plane and French doors on the rear elevation. The extension is shown as being a kitchen/diner. I note that the proposed floor plans suggest that the extended house would be set out as a house of multiple occupation, but the application form states that the application is for extensions to the dwelling house.

### **2. Relevant Planning History**

<b>Application No:</b>	19/01604/CLP	<b>Type:</b>	Lawful Development Certificate - Proposed
<b>Decision:</b>	Approved	<b>Date:</b>	20/01/2020
<b>Description:</b>	Installation of a dormer window to the rear elevation and two roof lights to the front elevation		

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

**Application No: 19/01734/FUL**

**Type: Full Planning Application**

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### **3. Publicity:**

Neighbour Notification Letter – 4 letters

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

### **4. Representations:**

The application has attracted one letter of concern from a local Councillor. The letter also applies to another application (27 Arnold Street) and expresses concern that the extension would be overly large and would have a detrimental impact upon the surrounding area and neighbourhood and on the character of the property. The reduction in garden space would also impact on green credentials. Any increase in occupancy would lead to additional cars parking. There is also concern about the impact of additional windows/ dormers on privacy of nearby residents.

### **5. Consultations:**

No consultations have been undertaken

### **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

#### **Derby City Local Plan Part 1 - Core Strategy (2017)**

CP3 Placemaking Principles  
CP4 Character and Context

#### **Saved CDLPR Policies**

GD5 Amenity  
H16 House Extensions

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

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**Type: Full Planning  
Application**

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

### **7. Officer Opinion:**

#### **Key Issues:**

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

#### **7.1. Overview**

#### **7.2. Impact upon visual amenities**

#### **7.3. Impact upon residential amenities**

#### **7.1. Overview**

The proposal is for an extension to a dwelling house. The submitted floor plans do show the extended house set out in a way that would resemble a house of multiple occupation but the application is made for a domestic extension. As such, considerations of whether a house of multiple occupation is acceptable in this location are not relevant to determining this application. Instead, it is appropriate to consider whether the proposal is acceptable in terms of its impact upon residential and visual amenities. I note the recent approval of a Lawful Development Certificate (19/01604) for works to the roof of the building but is entirely separate from this current application.

#### **7.2. Impact upon visual amenities**

Saved policy H16 require that house extensions respect the scale, character and appearance of the dwelling itself and the street scene. The principle of good design is reinforced by adopted policies CP3 Placemaking Principles and CP4 Character and Context which seek to ensure high quality design and a good relationship between proposed development and existing buildings and the local area, and by section 12 of the National Planning Policy Framework (Achieving well-designed places). The proposed extension would not be visible in the street scene. In terms of the impact upon the house itself, I am satisfied that the extension would be an appropriate addition in terms its scale, character and appearance. It would fill the width of the garden but would not be overly long and being single storey in height and leaving some 7.5m of rear garden area, I do not think that the extension would result in too much reduction of the garden area.

#### **7.3. Impact upon residential amenities**

Saved policies H16 and GD5 require that house extensions respect residential amenities of neighbouring properties. I note that the Quarndon Electronics site may at some point be converted into residential use but I am satisfied that there would still be sufficient distance between the properties, moreover the proposed extension would not introduce significant new views into neighbouring properties and I am satisfied that privacy of nearby residents would adequately maintained. The

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**Application No: 19/01734/FUL**

**Type: Full Planning Application**

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extension would be some 3.5m in height to eaves and whilst it would abut the boundaries with neighbouring properties, I am satisfied that there would not be unreasonable loss of light or overbearing effects of massing to those neighbours.

In view of the above, I see no justification for refusing this application.

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

#### **8.1. Recommendation:**

**To grant** planning permission

#### **8.2. Summary of Reasons:**

The extension to dwelling house is considered acceptable in scale, design and appearance with respect to its impact upon residential and visual amenities.

#### **8.3. Conditions and Reasons**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

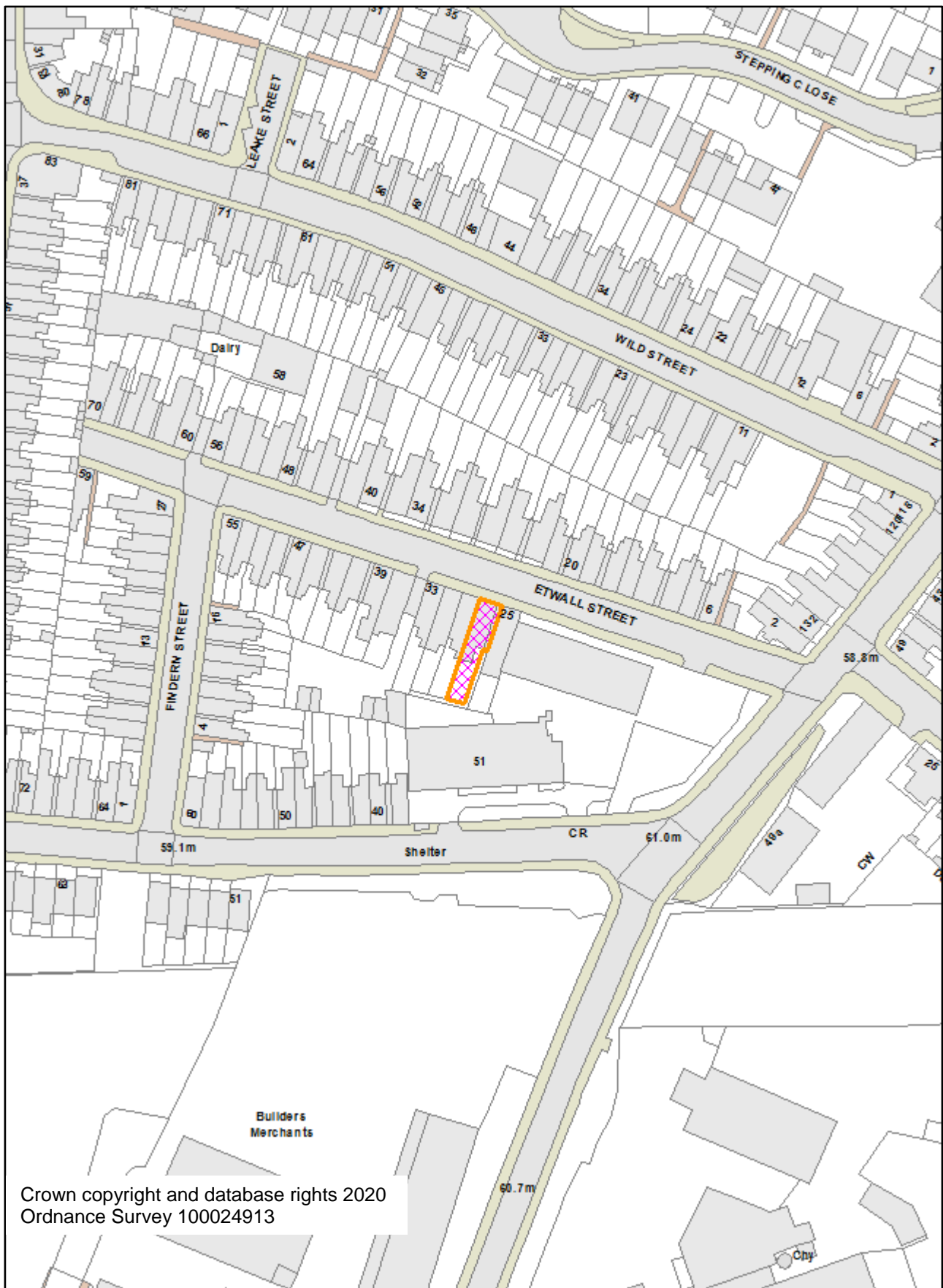
**Reason:** For the avoidance of doubt.

3. Development shall be carried out in facing materials to match, as closely as possible the facing materials on the existing dwelling unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the external appearance of the building is satisfactory and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

#### **8.4. Application timescale:**

The 8 weeks target date for the application was 13/02/2020 and the agent has agreed to extend the time frame until 05/06/2020.



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

**Application No: 20/00296/PNRT**

**Type: Prior Approval - Telecommunications**

### **1. Application Details**

**1.1. Address:** Land in front of shops, Ladybank Road, Mickleover

**1.2. Ward:** Mickleover

**1.3. Proposal:**

Installation of 20m monopole and associated equipment cabinets

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/20/00296/PNRT>

#### **Brief description**

This application is proposing a new 20m high monopole and associated equipment cabinet. It would be situated within a grass verge in front of a row of shops on Ladybank Road. The site would be close to the junction with Draycott Drive. The monopole and equipment would be erected some 2.4m back from the road with the equipment cabin occupying a space adjacent to a young tree. The pole would be some 0.4m wide at the base, rising to 0.6m wide at the top. It would carry equipment to enable 5G coverage of the local area.

The site is to the north of a small car park serving the row of shops which has accommodation above. Local land levels on the Ladybank Road estate undulate with some areas being much higher than others. The site is at a higher level, with land to the north sloping down sharply. An area of open space lies to the north, containing many established and matures trees. A Pubic House lies further to the north and at a lower level than the site. Silverhill Primary School lies to the east of the site and there are dwellings located in all directions around the site. The nearest dwellings are 150 Ladybank Road - a bungalow and dwellings on the corner of Ladybank Road and Draycott Drive in addition to accommodation above the shops. Apart from 150 Ladybank Road and accommodation above the shops, other dwellings are not orientated to directly face the proposed site.

There is an existing monopole (not 5G capable) within the street scene.

### **2. Relevant Site History**

<b>Application No:</b>	06/10/00808	<b>Type:</b>	Prior Approval – Telecommunications
<b>Decision:</b>	Raise No Objection	<b>Date:</b>	20/08/2010
<b>Description:</b>	Erection Of Replacement Of 14.7M High Monopole With Antennae And Equipment Cabinet		

<b>Application No:</b>	01/06/00164	<b>Type:</b>	Prior Approval – Telecommunications
<b>Decision:</b>	Raise No Objection	<b>Date:</b>	17/03/2006
<b>Description:</b>	Erection Of 12.5M High Monopole And 2 No. Equipment Cabinets		

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**Application No: 20/00296/PNRT**

**Type: Prior Approval - Telecommunications**

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### **3. Publicity:**

Neighbour Notification Letter – 18 letters

Site Notice

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

### **4. Representations:**

Two objections have been received including from the local ward Councillors. Concerns are as follows:

- The new mast would be unsightly and overly dominant.
- The equipment would undermine local plans for a new pedestrian crossing and planting proposals.
- Lack of knowledge about the implications of the technology would cause health concerns that would affect business at the local shops.
- There has not been a proper assessment of the scope for mast sharing.

### **5. Consultations:**

#### **5.1. Highways Development Control:**

##### Recommendation:

The Highway Authority has No Objections to the proposals.

##### Observations:

These observations are primarily made on the basis of information shown on submitted application drawing '300 Rev A'

Drawing "300 Rev A" shows that the plant is to be located within an area of 'verge' between Ladybank Road and the service road to the front of the shops and will not have any significant impact to the public highway.

##### Note for Applicant

1. Ladybank Road is a "permit street" under the New Roads and Streetworks Act.
2. This means that construction and maintenance works along Ladybank Road are subject to separate authorisation by the Councils Streetworks Manager.
3. In practice, this means that such works are likely to be subject to controls in respect of working hours and appropriate traffic management.

### **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

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### Derby City Local Plan Part 1 - Core Strategy (2017)

- CP1(a) Presumption in Favour of Sustainable Development
- CP2 Responding to Climate Change
- CP3 Placemaking Principles
- CP4 Character and Context
- CP9 Delivering a sustainable economy
- CP23 Delivering a sustainable transport network

### Saved CDLPR Policies

- GD5 Amenity

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

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

## **7. Officer Opinion:**

### **Key Issues:**

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

#### **7.1. Overview**

#### **7.2. Design**

#### **7.3. Siting**

#### **7.4. Comments on other matters raised**

### **7.1. Overview**

This is a Prior Approval application for 5G telecommunications works. This type of application seeks a determination as to whether the proposed telecommunications equipment is appropriate in terms of its siting and appearance.



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**Type: Prior Approval - Telecommunications**

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### **7.2. Design**

The proposed site is within an already built up residential area, opposite an area of open space. The site occupies a position that is close to existing commercial and residential properties. There is an existing mast within close proximity of the site, albeit this is a shorter installation that does not provide 5G communications.

There is little doubt that a new 20m high telecommunications mast will have some impact upon a street scene. It is unlikely that such a mast could be screened so as to be entirely unobtrusive. Whilst the proposed mast and associated equipment would be an obvious addition to the Ladybank Road street scene, and viewed from surrounding areas, there are several factors that, in my opinion, would help to ensure that the proposed siting would be appropriate. The trees on the open space opposite the site would help to screen the proposed equipment from areas to the north. This would be advantageous as land levels drop in a northerly direction and the trees would help to ensure that the monopole would not be unreasonably dominant from the north. In the immediate vicinity of the site, the monopole would be clearly visible; however the majority of local dwellings do not directly face the site. Those that do (150 Ladybank Road and accommodation above the row of shops) would have a more direct view but on balance, I consider that the visual impact would not be tolerable. The full height of the pole would also be less appreciable from locations close to the site, compared to locations further away.

### **7.3. Siting**

The proposed site is within an existing grass verge. Our Highways Team has raised no objections in terms of highways safety or pedestrian obstruction in this case. As such, I am satisfied that the proposed site is suitable in this regard.

The proposed site would be close to another mast and whilst it would be desirable to achieve mast sharing, technical information submitted with the application indicates that this is not possible due to the type of equipment being proposed. I am of the view that the verge can accommodate the proposed equipment without being overly cluttered. The fact that the site is in front of a row of commercial properties, rather than dwellings in view would help to ensure that the new installation would not appear to be entirely incongruous.

### **7.4. Other matters**

I note the objections to the proposal. Matters pertaining to the safety and health implications of the equipment are not for consideration in this application and the submission includes the 'ICNIRP certification' relating to safety and health issues. In my view, any project for local beautification could be designed around the scheme and could in fact help to screen part of the equipment.

No highways concerns have been raised in terms of a potential crossing near the site and the application has been submitted with evidence explaining why mast sharing is not appropriate in this case. Whilst mast sharing might be beneficial in terms of design issues, I have no evidence to doubt this technical justification.

In view of the above, I see no justification for refusing this application.

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

**Application No: 20/00296/PNRT**

**Type: Prior Approval -  
Telecommunications**

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

#### **8.1. Recommendation:**

**Prior Approval is required** and to be **Granted** for the proposed telecommunications development.

#### **8.1. Summary of Reasons:**

The proposed telecommunications equipment is a reasonable form of development, in terms of its siting and appearance, given the overall character of the street-scene in this location.

#### **8.2. Informative notes:**

1. Ladybank Road is a “permit street” under the New Roads and Streetworks Act.
2. This means that construction and maintenance works along Ladybank Road are subject to separate authorisation by the Councils Streetworks Manager.
3. In practice, this means that such works are likely to be subject to controls in respect of working hours and appropriate traffic management.

#### **8.5. Application timescale:**

Although these determinations are time bound to a 56 day decision (otherwise prior approval is deemed to be granted) the agent has agreed an extension of time until 5 June.



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**Type: Full Planning Application**

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### **1. Application Details**

**1.1. Address:** Land off Phoenix Street, Derby ["The Landmark"]

**1.2. Ward:** Arboretum

**1.3. Proposal:**

Erection of a new building providing 202 residential apartments (use class C3) including ancillary floor space together with associated car parking, servicing, site infrastructure and landscaping

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00771>

**Brief description**

Members may recall that this application was debated at the previous Planning Control Committee meetings on 10 January and 14 February last year at which the Committee resolved to grant planning permission, subject to the execution of a satisfactory planning obligation. The decision of the Committee was contrary to officer advice which was to refuse permission. This report brings together and updates those reports with the additional points that Committee need to take into account to determine this proposal.

The web-links to previous reports from 10 January and 14 February committee meetings are provided. Members are directed to refer to these reports which provide the detail of the matters for consideration and the specific advice of the officers and consultees.

10/01/2019 –

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=136872430>

14/02/2019 –

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=137533023>

14/02/2019 Update –

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=137658612>

Members were advised at that time that DCMS were considering notifying the UNESCO World Heritage Committee on Cultural World Heritage Sites ("WHS") of the application and it was suggested awaiting the outcome of that consultation.

Since the committees resolution negotiations have been ongoing with the developer over the S106, which are now resolved.

In the interim, following the DCMS notification, WHS have submitted undercover of a letter dated 29 August 2019 a "Technical Review" carried out by the International Council on Monuments and Sites (ICOMOS) for consideration by the Council as set out in 4.2 and 4.3 of this report.

ICOMOS is a highly regarded cultural and heritage organisation providing guidance on best practice in the conservation and management of cultural sites and has a

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special role as adviser to the UNESCO World Heritage Committee on cultural World Heritage Sites (“WHS”).

Whilst the substance of the matters raised in the ICOMOS technical review have already been considered, it would be remiss not to take account of the views of ICOMOS and those of WHS, which may well have a bearing on the weight given to those matters. It is therefore open to the Committee to review their earlier decision in the light of the submissions and advice from the WHS and ICOMOS and accordingly it is felt appropriate to refer this matter back to committee for its further consideration.

In response to the ICOMOS technical review the applicant has provided 3 further submissions entitled, ICOMOS review, Heritage and townscape methodology and latterly Analysis of ICOMOS technical review. These have received publicity and consultation responses.

This report therefore provides Members of the Committee with an updated assessment of the application taking account submissions by the WHS and ICOMOS and other relevant matters.

In considering whether to refer this matter back to Members for consideration Counsel’s advice was sought. As part of that advice the barrister raised concerns as to the adequacy of the reasons given by the Committee for rejecting the officer’s advice and advises that should members, having considered the matters raised in this report, remain minded to grant permission against the officer’s recommendation they will need to fully address the following points :

- a. Explain why it rejects the assessment of harm on the Outstanding Universal Value (OUV) of the Derwent Valley World Heritage Site (DVMWHS) and other designated heritage assets in the advice which had been given by appropriate and specialist bodies and individuals.
- b. Acknowledge that it understands such harm is a matter of very considerable weight in accordance with the case law on the statutory duties in s66 of the Planning (Listed Buildings and Conservation) Act 1990 (LBA90) in respect of the listed buildings and in national and local policy.
- c. Acknowledge that it understands that a finding of “less than substantial harm” is not to be confused with a “less than substantial objection” to the grant of planning permission.
- d. Explain why the public benefits are of such great weight. For example, why is the social and economic benefit of delivering 202 flats so pressing on a site which could deliver some of these benefits with a lesser number of flats in a revised scheme?

Since the matter was last considered an additional issue of evacuation safety has emerged, as the previous plans have been found to be inaccurate indicating trees and pedestrians on the carriageway. Those earlier plans could not have legally been

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implemented. The applicant has sought to remedy this with the provision of suitable revisions including a pedestrian walkway from the evacuation bridge linking into Causey Bridge.

Members should also note my comments in the officer opinion at pages 9 to 11 updating the position on housing supply in light of the emerging position in Amber Valley.

The Officer recommendation remains to refuse to grant planning permission for the reasons set out in section 8 of this report.

### **2. Publicity:**

Further Site Notice publicity has been prompted

Statutory Press Advert

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

### **3. Representations:**

The application has attracted three further letters of concern raising issues about:

- overspill car parking and that the development will not be able to accommodate any extra demand given only 24% on site provision (47 spaces for 201 flats)
- The photographs in Latham's Technical Review show the incongruous nature of the proposed multi-storey building on such a prominent site so close to our cathedral.
- The negatives far outweigh any small and short-term economic gains, due to it's harmful impact on the heritage of Derby and it's very poor design
- its domineering height, the building is of no architectural merit, the composite cladding does not even reflect the local brick vernacular.
- This was an opportunity for an architect to construct a building which fitted in with its surroundings in terms of scale and architectural appearance which would embellish our beautiful city, would also have encouraged others to invest in Derby, and which would have shown respect to Derby people who have such pride in Derby.
- For 25 years the politicians and regional authorities have forced Derby to adopt policies which have so destroyed the city centre.
- Our city centre has huge potential, but unless radical changes in policy are implemented the damage will continue.
- Derby needs to preserve and promote its rich heritage far more, if this was invested in and advertised more, then the economic and cultural gains from this would far surpass anything that randomly built apartment blocks like this ever will

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- damaging the heritage with bland nondescript apartments like this will not help at all. Derby should not become a bargain basement city with little cultural offerings and whose only vision is to blot the skyline with cheap outdated tower blocks in the hope of a quick buck.

### **4. Consultations:**

Web-links to specific consultee responses have been included within the sections.

#### **4.1. MHCLG:**

Prior to the receipt of the WHS and ICOMOS submission responded to the statutory notification following the previous committee resolution, the Secretary of State had decided not to call in this application. He was content at that time that it should be determined by the local planning authority, if Members are minded to grant in the light of the WHS and ICOMOS it will need to be referred back to the MHCLG.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=142076877>

#### **4.2. ICOMOS:**

The ICOMOS letter in broad terms, expresses its continuing concern at the piecemeal division of planning jurisdiction over four separate local authorities, with the Board of the WHS only holding an advisory role. In light of the fact that permission for 'The Landmark' could be granted despite objections from the Board, Historic England and the City's Planning Officer, they believe that this concern remains relevant.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=142081591>

#### **4.3. ICOMOS technical review:**

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=142082374>

This concludes with anxiety that the concerns of the City of Derby's Planning Officer, Heritage England and the Board for the Derwent Valley Mills World Heritage Site Partnership have not led to a City of Derby Planning Committee decision against the development, despite clear indications that the development would affect the Outstanding Universal Value of the property.

ICOMOS advises in conclusion as follows:

1. The concerns of Heritage England and the Derwent Valley Mills World Heritage Site Partnership regarding both the development and the Integrated Impact Assessment conducted are valid and grounds exist for these to be addressed;
2. Based on an assessment of the information available to ICOMOS, the proposed development would have a significantly negative impact on the Outstanding Universal Value of the Derwent Valley Mills World Heritage property and should not proceed;
3. Should the proponent or the City of Derby wish to further pursue the development of the project, a full Heritage Impact Assessment – following the 2011 *ICOMOS Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* – needs to be undertaken by a suitable qualified

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professional and include a rigorous Visual Impact Assessment, before any further decisions can be made or the project further pursued. This full Heritage Impact Assessment should include definition of attributes of the Outstanding Universal Value to assess the impact of such a proposed development on the Outstanding Universal Value of the World Heritage property. This assessment of attributes should include their setting, which includes the contribution of the urban typology and morphology of Derby as well as the larger landscape around the property. Such an assessment should also address cumulative impacts and their magnitude on the setting of the Derwent Valley Mills World Heritage property, taking the Biohouse project into consideration;

4. ICOMOS further advises that should a new Heritage Impact Assessment, including Visual Impact Assessment, be commissioned, the State Party should be invited to submit such documentation to the World Heritage Centre for review by the Advisory Bodies, before adopting its conclusions.

#### **4.4. Derwent Valley Mills World Heritage Partnership:**

Their advice and objection concludes that whilst the principle of development on this site is not considered to be wholly unacceptable it would, as it stands, amount to a degree of harm on the OUV of the DVMWHS amounting to less than substantial harm as defined in the NPPF.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=143307740>

#### **4.5. Conservation Area Advisory Committee:**

Reiterates previous objections to the scheme on the grounds of its detrimental heritage and townscape impacts. CAAC recognises the global standing of ICOMOS and considers its response should be assigned the greatest of weight in the Planning balance.

CAAC also recognises the significance of the changing Government agenda, which through the publication of the 'National Design Guide' (2019) and the report of its 'Building Better Building Beautiful Commission' (2020), is refocussing away from profit motive based on volume and speed of delivery, towards recognition of lasting quality, beauty of place, and social benefit. The conservation and enhancement of heritage assets is central to this revised agenda

#### **4.6. Highways Development Control:**

Raise no objections to the amended means of escape subject to technical details being secured by condition

#### **4.7. Land Drainage and Flood Defence:**

Suggest conditions as the latest re-consultation only relates to the World Heritage Site.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=147238126>



**4.8. Conservation Officer:**

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=143618157>

Response concludes that:

The NPPF para. 132 states that 'when considering the impact of a proposed development on the significance of the heritage asset, great weight, should be given to the asset's conservation. The more important the asset the greater weight should be.' This designated heritage asset is internationally important so one of the most important in the World. This means that the greatest weight should be given when considering the impact of the proposal on the DVMWHS.

In my view the visual intrusiveness of this building in terms of its size, height, bulky scale and dominant massing of this proposal will have a negative adverse harmful impact on the city's skyline, upon designated heritage assets including the outstanding universal value (OUV) of the Derwent Valley World Heritage Site (DVMWHS). It is considered that the proposals would have an intrusive visual presence when viewed in approaches to and from the DVMWHS and diminish the understanding of the historic settlement of Derby and its integral relationship with the DVMWHS. This means that there will be a harmful impact on the setting of the DVMWHS and its OUV.

This proposal would have a seriously harmful impact on the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site, harmful impact upon the significance of a number of other designated heritage assets (which includes their settings) including listed buildings which are Nationally Important buildings which are grade I, II\* and II as well as the city skyline as a whole, the Nottingham Road Conservation Area, City Centre Conservation Area and undesignated heritage assets such as locally listed buildings.

In terms of the levels of harm on heritage assets stated in the NPPF this can be defined as a high level of harm (but not physical harm) so this is classed as less than substantial under para 196 (NPPF, 2018). Therefore the Development Management Officer, under paragraph 196, has to weigh up the large amount of harm (demonstrated above) against any public benefits of the proposal.

It is a big concern that the UNESCO letter, and attached ICOMOS technical review, has been received highlighting such concern on the proposals.

**Recommendation: Strongly object to this proposal on Heritage grounds.**

**4.9. Environmental Services (Health – Pollution):**

This re-consult relates solely to updated heritage details and on that basis, our original comments remain unchanged

**4.10. Strategic Housing and Regeneration and Major Projects:**

Support the application and concluded that in the absence of any major legal protection for the WHS from sites abutting the WHS, recognising the efforts of the applicant and their consultants to mitigate the impacts of the development, noting that the OCOR scheme is an allocated housing and employment programme and that The Landmark scheme commits a significant number of houses to the overall OCOR

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target, we see no reason why the application should not be recommended for approval, consistent with the previous decision of the Planning Control Committee.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=143279818>

### **4.11. Historic England:**

In maintaining their objection, recommend that the ICOMOS objections are given due consideration in determining the application. For the avoidance of doubt, following consultation on this application in 2018 Historic England has regularly raised concerns about the assessment of impact and visualisations provided by the applicant in our written advice.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=142495723>

### **4.12. Derbyshire County Council Archaeologist:**

We have no additional comments to make, however please refer back to our earlier correspondence in relation to the archaeological input which is required in relation to the scheme, should it proceed.

### **4.13. Police Liaison Officer:**

None of the additional detail impacts upon community safety matters, nor any previous comments, consequently I have nothing to add.

## **5. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

*Derby City Local Plan Part 1 - Core Strategy (2017)*

CP1(a) Presumption in Favour of Sustainable Development

CP2 Responding to Climate Change

CP3 Placemaking Principles

CP4 Character and Context

CP5 Regeneration of Communities

CP6 Housing Delivery

CP7 Affordable and Specialist Housing

CP12 Centres

CP16 Green Infrastructure

CP19 Biodiversity

CP20 Historic Environment

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CP24	Transport Infrastructure
AC1	City Centre Strategy
AC2	Delivering a City Centre Renaissance
AC5	City Centre Environment
AC7	The River Derwent Corridor
AC8	Our City Our River
AC9	Derwent Valley Mills World Heritage Site
MH1	Making It Happen

### **Saved CDLPR Policies**

GD5	Amenity
H13	Residential Development – General Criteria
E12	Pollution
E13	Contaminated Land E17 Landscaping Schemes
E18	Conservation Areas
E19	Listed Buildings and Buildings of Local Importance
E21	Archaeology

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy ADOPTED DEC%202016 V3 WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy%20ADOPTED%20DEC%202016%20V3%20WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR\\_2017.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf)

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*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.*

**6. 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.

**6.1. Overview**

**6.2. Principle of Development**

**6.3. Heritage Policy and Guidance**

**6.4. Further information**

**6.5. Planning Balance**

**6.1 Overview**

Members are directed to Part 7 of the officer's opinion and advice in the first report (pages 62-87) which in 7.1 to 7.8 identifies the main material considerations and sets out in Part 8 the four reasons for recommending refusal which was considered at the committee meeting in January 2019 and the subsequent meeting in February 2019. Subject to the comments in this report and the subsequent reports of February 2019 those considerations, opinions and advice remain as set out in those reports.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=136872430>

The Committee resolved at the 10 January 2019 meeting to:

“...reject the officer recommendation to refuse the application in regards to the proposed reasons for refusal 1 and 2 in the report, in that Committee considered that the public benefits of the development would outweigh the less than substantial harm to the heritage assets and that the design and form of the development was acceptable and of sufficient quality, and to further resolve that the Committee would be minded to grant planning permission subject to the applicant overcoming the reasons 3 and 4 for refusal in the report (relating to flooding and the loss of trees) and subject to the agreement of the S106 and appropriate conditions. It was agreed to have the matter reported back to the Planning Control Committee for final determination

The referred to reasons 3 and 4 was subsequently overcome as explained in the in the committee and report and addendum considered by Committee on the 14 February.

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=137533023>

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=137658612>

While the matters of the application were considered previously, the weight that the Committee gave to the adverse impact on the OUV of the DVMWHS is material to its decision. Whether that weight might change now that the Committee knows of the ICOMOS response is a matter that also needs to be considered.

**6.2. Principle of Development**

The previous reports refer to housing land supply and I need to refresh that advice in the light of emerging changes in Amber Valley.

The Core Strategy sets a target for the delivery of 2,200 new homes in the city centre over the plan period (2011-2028). This target includes a need for around 1,000 new homes outside the strategic allocations of Castleward and the Former DRI which form part of the wider city centre. This means that around 1,000 new homes are expected be provided broadly within or around the inner ring road area of the CBD.

By April 2020 there had been 1154 completions on such sites with under 8 years left in the local plan period. There are further sites in the city centre which can contribute to the city centre target, including the Becketwell scheme which is a regeneration priority, has a developer on board and is the subject of an outline planning application for a residential led scheme.

These dwelling targets are minimum targets based on the NPPF and Government's aspiration to significantly boost the supply of housing. It is highly relevant that the city is unable to meet all of its housing needs within its boundaries over the local plan period and has exported over 5,000 dwellings of its need to be provided in other local authority areas. A further material consideration is the NPPF requirement for local authorities to maintain a five year supply of deliverable housing sites. New dwellings provided can contribute to both the local plan citywide dwelling target and the five year supply.

In the Housing Market Area (HMA) Derby City is unable to meet its housing need within boundaries and under the Duty to Cooperate the three Local Planning Authorities (Derby City, South Derbyshire and Amber Valley) have agreed that some 5,388 dwellings will need to be met in South Derbyshire and Amber Valley in the plan period up to 2028. This approach was found 'sound' by the Inspector examining the Derby City local plan and AVBC made no representations that this was unsound. Amber Valley's contribution to this unmet need is 2,375 and was taken into account in terms of the housing 'requirement' in the emerging local plan that AVBC had submitted for examination.

However, AVBC has withdrawn its emerging local plan, published an updated 5 year supply calculation claiming a 5.41 year supply based on the 'standard method' which takes no account of the unmet need in Derby which it had agreed to meet by 2028.

Derby City Council has made representations to AVBC that the unmet need in Derby is a material consideration to which significant weight should be given when determining housing planning applications in Amber Valley.

However, given that meeting this unmet need is now unlikely to feature in an adopted local plan for some time, it does not have the benefit of being 'plan led'. There may well be a delay in meeting this need in Amber Valley. This is a material consideration to take into account in determining housing planning applications in Derby and would suggest that additional weight should be given to the benefit of boosting the supply of housing in Derby.

The contribution of the Landmark scheme to housing delivery is a material benefit to be weighed in the planning balance by Members in determining the current

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application. As set out above, the withdrawal of Amber Valley's Local Plan suggest that additional weight should be given to the NPPF requirement to boost the supply of housing in Derby. Whilst this weight would not extend to approving schemes that are unacceptable or other reasons, it is an additional consideration to weigh in the balance.

Since Members last considered this application, the housing supply position in the City has moved on significantly. The City centre continues to experience an upturn in permissions and delivery, with good progress made on the delivery at the former DRI and Castleward sites. Outside of these key sites 1,154 out of the 1,000 dwelling target for the remainder of the City Centre has already being reached.

Furthermore, the Council has received a positive Housing Delivery Test result at 113% for the last three years and, at April 2019, maintained a robust 5 year supply of deliverable housing sites, meaning that the tilted balance in the 'presumption in favour of sustainable development', set out in the NPPF, is not invoked.

That being said, the Council welcomes opportunities to promote 'city living' generally and the city centre has also been designated as a Housing Zone. There is an aspiration to enhance the residential offer in the city centre to create a more vibrant atmosphere in the daytime and evening.

I now need to share an air of caution in seeking to accept something just because of the numbers it might bring to the city. A recent report by Savills commissioned by Housing Strategy on the Derby city centre housing market analyses the market for tall buildings in Derby. Their conclusions are quite clear - that rental yields for build to rent flats don't justify the build cost of tall buildings.

In summary, the main barrier to delivery of tall buildings relates to the underlying market rents being too low to be attractive to the Build to Rent investment market. This combined with marginal viability and underlying low values means the market for new homes within the city tends to be a blend of mainly low to medium rise homes.

This supports the anecdotal evidence we have seen from developers on schemes such as Bio House and Becketwell, that building above 10 stories, i.e. when the cost rises significantly, can't be justified in Derby due to the lower rental returns.

If members remain keen to approve the Landmark scheme, you should at least be aware of this evidence and the impacts it may well have on the deliverability of the scheme, both to weigh in the decision making balance and inform your reasons, if you go against my recommendation.

### **6.3. Heritage Policy and Guidance**

Whilst this is a matter that members previously have considered, in light of the submissions by the WHS and ICOMOS it is open for members to review the weight that they gave to the adverse impact on the OUV of the DVMWHS.

The NPPF states that *"heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their*

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*significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.” (Para 184).*

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).” (Para 193).*

*“Substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.” (para 194b).*

Historic England guidance on Tall Buildings dates from 2007 and was updated in 2015. This stated that *whilst tall buildings can make a positive contribution to city life, by virtue of their size and widespread visibility they can also seriously harm the historic character of places. It highlights the importance of carefully considering historic context and protecting the historic environment and the need for high-quality design, as well as the need for sustainable development.*

A consultation on Tall Buildings advice was issued in March 2020 but this remains in consultation. In particular the advice note now gives much greater emphasis to the importance of a plan-led approach when considering tall buildings. The draft says that a heritage impact assessment will be required for applications which may affect a World Heritage Site and references National Planning Practice Guidance which refers to the International Council on Monuments and Sites Heritage Impact Assessment guidelines.

Historic England has updated their Advice Note in response to recent changes in the National Planning Policy Framework (NPPF) and recent good practice. It offers useful guidance to those involved with the planning and design of tall buildings: *‘Well-designed tall buildings can be positive additions to towns and cities when thought is given to their location, but we see many ill-considered proposals that would harm their surroundings. With London and major towns and cities throughout the UK receiving large numbers of applications every year, we have updated our advice on planning for tall buildings so it reflects our recent experience and restates the need for new buildings to offer a meaningful response to the history and character of our cities.’ Duncan Wilson CE, Historic England*

Tall buildings by their very nature will have a visual impact that needs to be thoroughly considered. Individually or cumulatively the visual presence or prominence of tall buildings can cause harm to the significance of heritage assets and their setting, even when located further away.

Heritage assets are sources of distinctiveness, meaning and quality of a place. As a shared resource of cultural identity they need to be managed carefully and nurtured for the benefit of future generations. Positive conservation of heritage values should enable cities to respond to social, economic and technological change in a manner that allows change to sustain and reinforce these values.

The height and scale of development should respect, respond and contribute to characteristic places, building on their heritage and the values associated with them. The impact and design of a tall building, in respect of heritage assets in its immediate



and wider surrounding, needs to be assessed, understood and guided by an experienced heritage expert.

Tall buildings must be carefully sited so as not to have an excessive intrusive impact on the historic environment and to damage historic settings.

World Heritage sites and their buffer areas, registered parks and gardens and their settings, conservation areas, and Grade I and II\* listed buildings in most cases will be highly sensitive to tall buildings.

Recognised local views, vistas or panoramas that show a heritage asset in its setting are also particularly vulnerable to damaging intrusion by insensitive tall or massive-scale development. Harmful impact from intrusion of a tall building for example could include an altered sense of scale, undermining the relationship of built form to the sky or landscape, or detract from the colour, materiality and form that typify what is special about an historic place, and what essentially contributes to its heritage value.

#### **6.4. Further information**

In reply and response to the ICOMOS submission following your February resolution the applicant has provided additional commentary which has been subject to a further round consultation. Those consultation responses are reported above and the applicant's assessment can be viewed in full on the web site.

In summary the World Heritage Centre in transmitting the ICOMOS Technical Review is advising that:

- There are valid objections and concerns from statutory bodies
- That the proposal would have a 'significantly negative impact' on the Outstanding Universal Value of the World heritage Site and 'should not proceed'
- A full Heritage Impact assessment (HIA – including an adequate Visual Impact Assessment) should be conducted in line with ICOMOS Guidance noting that previous assessments are believed to have methodological failings.

In response to this criticism the applicant has itemised the Heritage Townscape methodology correspondence, provided a letter of rebuttal concluding that *'The Assessment and the application as a whole have at no point suggested that the scheme will not result in visual and heritage impacts and further assessment of the same scheme is unlikely to alter its impact regardless to the techniques employed.'*

*The impacts of the scheme on the historic environment were considered and reflected in the balance within the informed and democratic planning committee decision.'*

And latterly a 32 page analysis of the ICOMOS technical review <https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=142697144>

Which concludes that: *The ICOMOS Technical Review does not provide any additional material beyond that which was presented by officers, consultees and the applicant to the Planning Committee which recommended approval.*

*The ICOMOS concluding recommendations are either unsubstantiated and un-evidenced or simply a repetition of comments made previously by consultees focused*



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*solely on the historic environment (and therefore unable to objectively consider the positive aspects of the development).*

There are clearly a difference in views between the applicant and the professional responses from specialist 'historical bodies' in terms of impact on historical assets particularly the DVMWHS which the Committee will need to understand and weigh in the balance.

### **6.5. Planning Balance**

Members are specifically directed to paragraphs 7.2, 7.3 and 7.8 of the January report which set out a detailed assessment of the impacts on the relevant heritage assets, the socio economic benefits of the scheme and explains the overall planning balance.

Save in relation to my comments relating to mitigating for the loss of trees and in relation to protection of the plant room (on page 87), which as previously outlined have been adequately addressed, my comments and conclusions set out in those paragraphs remain as stated. In particular having considered the further submissions by the WHS and ICOMOS and the applicant's responses to such I am satisfied that the proposal will result in 'less than substantial harm' to the setting of the Derwent Valley Mills World Heritage Site and associated buffer zone, as well as other heritage assets described, namely the Nottingham Road and City Centre Conservation Areas, The Grade I Cathedral, Grade II Silk Mill and Bakewell Gates, Grade II Magistrates Court, Grade II St Mary's Bridge House, Grade II\* St Mary's Bridge, Grade I St Mary's Bridge Chapel, Grade II\* St Mary's Church, Grade I St Helens House, Grade II Town and Goods Shed, Grade II Church House and Grade II Queen Street, Grade II Old Dolphin Public House, Grade II 1 & 3 College and the TA Centre, Council House, Compton House, Exeter Arms Public House and Exeter House as detailed in paragraph 7.2 of the January report (see in particular the penultimate paragraph on page 75).

My concern on the impact on these heritage assets not only remains but in particular to the World Heritage Site and its buffer zone, finds further support from the views expressed by the WHS and ICOMOS.

Consistent with my previous advice this development proposal will lead in the context of the NPPF, to less than substantial harm to the significance of the designated assets as previously detailed, including the World Heritage Site and should therefore be refused unless there are identifiable public benefits that would clearly outweigh the harm to those assets.

It is perhaps worth noting that for a finding of "less than substantial harm" there clearly has to be a finding that there is some degree of harm, which as stated I am satisfied there is, and it is also important not to confuse the finding of 'less than substantial harm' with there being less than substantial objection to the proposal.

When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF provides that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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World Heritage Sites and grade I and II\* listed buildings are heritage assets of the highest significance World Heritage Sites being assets which are internationally recognised to have Outstanding Universal Value.

In terms of the overall planning balance the heritage assets affected have a very high cultural value at international, national and local level. I remain particularly concerned that there would be a significant negative impact on the Outstanding Universal Value of the DVMWHS including the grade II listed Derby Silk Mill.

I believe that there would be a negative visual impact and consequently harm on the OUV of the DVMWHS. Maintaining the integrity of the relationship of the historical industrial landscape is integral to the maintenance of the OUV of the WHS. Damaging the visual amenity of the cultural landscape and the broader setting flies in the face of supporting the OUV.

This significant concern is compounded by the absence of a Heritage Impact Assessment (including an adequate Visual Impact assessment) in line with the 2011 ICOMOS guidance. This lacuna means a very limited view of the attributes that may be affected by the proposal, does not base its assessment on the attributes that contribute to the OUV and makes no reference to the predefined list of attributes for the WHS by the DVMWHSP.

Assessment of potential impacts of the development is therefore incomplete, its methodology inconsistent, it does not address the magnitude of impact, fails to contribute to a holistic assessment of impact and does not provide a solid verifiable base for assessment of the impact of the proposal on the OUV of the WHS.

Members will be aware of the emerging draft of the Tall Building study and I do need to emphasise that this is a draft and carries little planning weight at this stage, and Members should not attempt to base any decision on the findings of the study. That said there are a number of general principles that might be familiar that I would like to draw attention to where tall buildings should:

- Be of the highest quality architectural design and appearance – *‘Tall buildings should be more than simple extrusions of a standard floorplan, but their architecture should articulate its base, shaft and top as discrete yet interconnected parts.....Tall buildings should be designed to express elegance, proportionality and verticality in a form that is consistent from every angle. To that end, generally slab blocks and bulky forms should be avoided’.*
- Support intensification and mix of uses – *‘Where a tall buildings is proposed, applicants must demonstrate that it is the only way to deliver a required intensification of activities and mix of uses’*
- Be part of a plan-led and place making approach – *‘Speculative proposals for tall buildings on smaller sites that do not fit with an agreed wider vision for a place can lead to a fragmented townscape, an illegible skyline, weaken distinctiveness and image of place and undermine regeneration’.*

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- Have a clear purpose as a landmark or to increase densities – *‘Tall buildings are only a means to an end, not an end by themselves. As such they will have to have a clearly defined and justified purpose’*
  - Protect and enhance heritage assets and their setting, and protected landscape characteristics – *‘Tall buildings in the wrong places can cause significant and irrevocable damage to the significance of heritage assets by intruding into their setting and being overbearing or detracting from the appreciation of a heritage asset and its values’*. The NNPF provides that any harm to or loss of the significance of a designated heritage asset to require clear and convincing justification and where such is ‘less than substantial harm’ requires the public benefits to outweigh that harm.

Members are referred to the January report pages 75 to 79 which details the socio economic benefits of the scheme and the conclusions reached at paragraph 7.8. It remains my view in terms of the balance that the public benefits suggested as arising from this scheme, particularly given the value and significance of these assets and noting also the concerns of the WHS and ICOMOS would not outweigh the harm to the heritage assets and accordingly should be refused.

I remain of the view that the proposal is not in accordance with the development plan and for the reasons 1 and 2 outlined in my report to you in January 2019 and supported by the subsequent ICOMOS assessment, alongside all the objections on Heritage grounds, in the balance of the decision-makers scales I cannot however arrive at a recommendation for you that is not to refuse the application as set out below.

Taken from the legal advice we have received there are key points that will need addressing if the committee is minded to grant permission:

1. Do members accept officer’s advice that the proposal will result in less than substantial harm to the identified heritage assets?
  - If not will need to explain in relation to the specific heritage assets affected why you have rejected that advice and the advice of the specialists bodies
  - Now need to be clear not to confuse less than substantial harm with less than substantial objection
2. Members will need to recognise that that harm is a matter of very considerable weight - particularly in the context of the heritage assets being of highest significance and of international significance
3. In arriving at their decision Members will need to explain why and what public benefits have such weight to outweigh the harm

Notwithstanding the WHS strong objection, before we could issue such a permission we are obliged to refer the application back to the secretary of state for his consideration specifically with regard to the change in circumstances and the additional correspondence received since the MHCLG response in March.

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

#### **7.1 Recommendation:**

**To refuse planning permission**

#### **7.2 Reasons:**

1. The proposal is marred by the absence of a Heritage Impact Assessment (including an adequate Visual Impact assessment) in line with the 2011 ICOMOS guidance. This lacuna means a very limited view of the attributes that may be affected by the proposal, does not base its assessment on the attributes that contribute to the OUV and makes no reference to the predefined list of attributes for the WHS by the DVMWHSP. Assessment of potential impacts of the development is therefore incomplete, its methodology inconsistent, it does not address the magnitude of impact, fails to contribute to a holistic assessment of impact and does not provide a solid verifiable base for assessment of the impact of the proposal on the OUV of the WHS. The proposal is therefore contrary to adopted policies of the Derby City Local Plan Part 1: Core Strategy, saved policies of the adopted City of Derby Local Plan Review and the overarching guidance of the National Planning Policy Framework.
2. In the opinion of the Local Planning Authority the proposed development, by virtue of its scale, overwhelming mass, height and external appearance would be significantly harmful to the significance and setting of the following heritage assets; Derwent Valley Mills World Heritage Site, Nottingham Road Conservation Area and City Centre Conservation Area, Cathedral Church of All Saints (Grade I), St Marys Bridge (Grade II\*), Chapel of St Mary on the Bridge (Grade I), St Mary Bridge House (Grade II), Silk Mill Industrial Museum (Grade II) Magistrates Court (Grade II), along with the TA Centre and Compton House, which are locally listed buildings. The proposal fails to preserve or enhance these heritage assets and would cause harm. The proposal is therefore contrary to section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990, paragraphs 124, 127, 130, 184, 192, 193, 194, 196 and 197 of the National Planning Policy Framework, adopted policies CP3, CP4, CP20, AC5 and AC9 of the Derby City Local Plan - Part 1: Core Strategy and saved policies GD5, E18 and E19 of the adopted City of Derby Local Plan Review. The harm caused to the significance of the designated and non-designated heritage assets in regards to the heritage policies in the National Planning Policy Framework is considered to be "less than substantial harm" and, whilst there are public benefits that would arise from the proposed development, these are not considered to outweigh the harm that would be caused.
3. In the opinion of the Local Planning Authority the proposed development, by virtue of its scale, overwhelming mass, height and external appearance would not be a high quality form of overall design and would be detrimental to the townscape of the city and surrounding street scenes. The proposal is therefore contrary to adopted policies CP3, CP4 and AC5 of the

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Derby City Local Plan Part 1: Core Strategy and saved policy GD5 of the adopted City of Derby Local Plan Review.

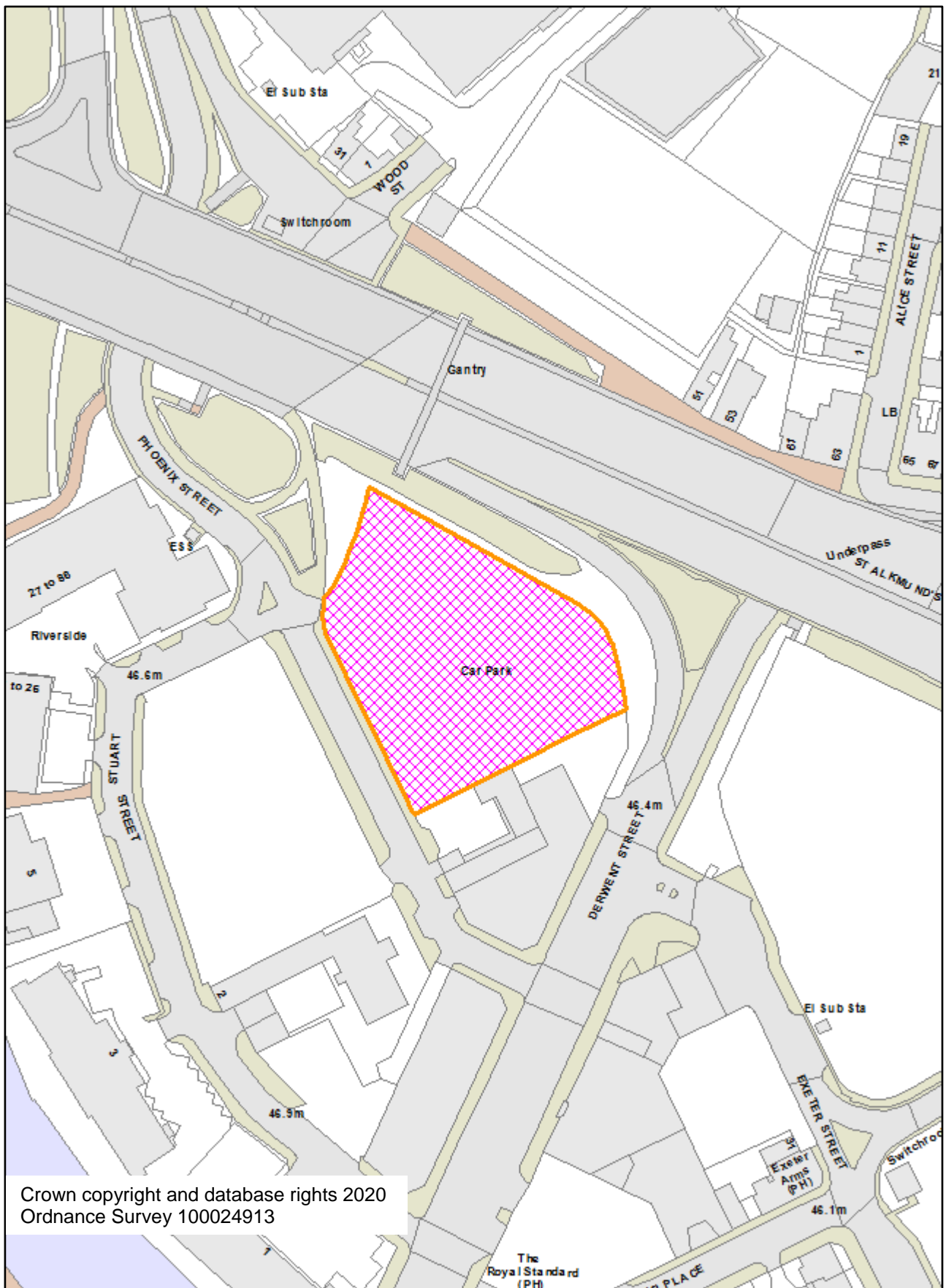
**7.3 S106 requirements where appropriate if the application were to be approved:**

The previously agreed and drafted S106 Agreement remains on hold pending the reassessment of this updated application.

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## Delegated decisions made between Between 01/02/2020 and 29/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
03/18/00313	Full Application	Middleton House 27 St. Marys Gate Derby	Change Of Use from Offices (Use Class A2) to 52 residential apartments (Use Class C3). Conversion and extensions of caretakers lodge to form 1 dwelling and conversion of the garage block to form cycle and bin storage together with associated car parking and landscaping.	Approval	19/02/2020
18/01795/RES	Reserved Matters	Site Of 50 Sitwell Street Spondon Derby DE21 7FG	Residential development (four dwellings) - approval of reserved matters of access, appearance, landscaping, layout and scale under outline permission Code no. DER/03/17/00333	Refused	20/02/2020
18/01923/FUL	Full Application	St Osmunds Church London Road Derby DE24 8UW	Enlargement of the existing car park	Approval	14/02/2020
19/00234/FUL	Full Application	919 London Road Derby DE24 8PW	Two storey rear extension to dwelling house (enlargement of kitchen, bedroom and bathroom) and installation of a dormer to the rear elevation to form rooms in the roof space (bedroom and bathroom)	Approval	28/02/2020
19/00404/FUL	Full Application	20 Lonsdale Place Derby DE22 3LP	Demolition of existing building, regrading of site and erection of ten blocks of student accommodation (82 bedrooms)	Approval	07/02/2020
19/00508/LBA	Listed Building Consent - Alterations	Land At The Rear Of Riverside Chambers And Cathedral View Full Street Derby	Erection of a 75 metre flood defence wall with hard landscaping and associated works	Approval	20/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/00673/FUL	Full Application	The School House Business Centre London Road Derby DE24 8UQ	Single storey extension to offices (store room)	Approval	24/02/2020
19/00832/FUL	Full Application	Derwent House Old Chester Road Derby DE1 3SA	Retention of the erection of an outbuilding (summer house/garden room)	Approval	13/02/2020
19/01040/FUL	Full Application	94 Palmerston Street Derby DE23 6PF	Two storey side and single storey front and rear extensions to dwelling house (porch, kitchen/dining room, covered way and two bedrooms) and formation of rooms in the roof space including the installation of rear dormers (two bedrooms, study and shower room) - amendment to previously approved planning permission Code No. 18/01761/FUL to include an additional rear dormer window	Approval	24/02/2020
19/01045/FUL	Full Application	12 Kingsway Park Close Derby DE22 3FP	Erection of a multi-purpose sports hall and swimming pool building (Use Class D2)	Refused	26/02/2020
19/01207/DISC	Compliance/Discharge of Condition	38 - 40 St Peters Street Derby DE1 1SH	Change of use of part of the first floor and the second and third floors from offices (use class B1) to flats in multiple occupation (use classes C4 and Sui Generis) including installation of replacement windows and rear door together with the installation of five additional windows and a canopy - Discharge of condition 6 of previously approved application Code No. No. 18/01700/FUL	Discharge of Conditions Complete	04/02/2020
19/01308/FUL	Full Application	Land On The North Side Of Keats Avenue Derby (adjacent To 10 Keats Avenue)	Erection of a dwelling house and detached garage (Use Class C3)	Approval	28/02/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01311/FUL	Full Application	8 Briar Close Derby DE21 6ZD	Erection of an outbuilding (garage)	Approval	19/02/2020
19/01328/TPO	Works to a tree with a TPO	21 St Georges Close Derby DE22 1JH	Re-pollarding of two Poplar trees protected by Tree Preservation Order No. 288	Approval	03/02/2020
19/01329/TPO	Works to a tree with a TPO	Ashford House 23 St Georges Close Derby DE22 1JZ	Re-pollarding of 12 Poplar trees protected by Tree Preservation Order no. 288	Approval	05/02/2020
19/01334/FUL	Full Application	9 Bailey Street Derby DE23 6SD	Two storey and single storey rear extensions to dwelling house (kitchen, wc. lobby and bedroom)	Approval	18/02/2020
19/01335/FUL	Full Application	Normanton Road Gospel Hall Normanton Road Derby DE23 6UR	Change of use from non-residential institution (Use Class D1) to retail (Use Class A1)	Approval	14/02/2020
19/01409/FUL	Full Application	150 Swarkestone Road Derby DE73 5UD	Installation of two dormer windows to the existing outbuilding to form a garage/studio	Approval	14/02/2020
19/01424/FUL	Full Application	Rear Gardens Of 136 - 148 Swarkestone Road Swarkestone Road Derby	Substitution of house type to plot 6	Approval	19/02/2020
19/01466/TPO	Works to a tree with a TPO	Epworth House 3 Stuart Street Derby DE1 2EQ	Cutting back of branches to give 3m clearance of the building of two Sycamore trees protected by Tree Preservation Order no. 166	Approval	10/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01487/DISC	Compliance/Discharge of Condition	20 Swarkestone Road (Lidl) Derby DE73 5UA	Demolition of existing buildings and structures and erection of (Use Class A1) retail shop, car parking and servicing areas, access and associated works - discharge of condition 6 of previously approved permission DER/02/18/00176	Discharge of Conditions Complete	28/02/2020
19/01493/DISC	Compliance/Discharge of Condition	Land Corner Of Uttoxeter Road And Limes Avenue Mickleover Derby	Demolition Of The Existing Commercial Units. Erection Of Eight Commercial Units (Use Classes A1, A2, A3, A4, D1 And Beauty Treatment Salon) - Discharge of condition 7 of previously approved application Code No. 03/18/00477	Discharge of Conditions Complete	05/02/2020
19/01504/FUL	Full Application	Burdett Lodge Hostel 6 Bass Street Derby DE22 3BR	Installation of replacement windows	Approval	19/02/2020
19/01509/FUL	Full Application	494 Nottingham Road Derby DE21 6PF	Single storey rear extension to hot food takeaway, installation of a new shop front, extraction flue and an air conditioning unit and engineering works to the rear garden area to form a new staircase - retention of amendments to previously approved planning permission Code No. 08/18/01185 to amend the position of the extraction flue, condensor unit, bin store and rear steps and amend the finish of the extension to render	Approval	28/02/2020
19/01522/FUL	Full Application	Rolls Royce PLC Wilmore Road Derby DE24 9HZ	Erection of fuel day tank and associated bund and pump house	Approval	28/02/2020
19/01529/DISC	Compliance/Discharge of Condition	75 Rose Hill Street Derby DE23 8FZ	Installation of a replacement roof covering and rain water goods - Discharge of conditions 3, 4 & 7 of previously approved planning	Discharge of Conditions Complete	17/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			application code No. 19/00173/LBA		
19/01531/FUL	Full Application	41 Corn Market Derby DE1 2DG	Installation of roller shutters	Approval	28/02/2020
19/01538/FUL	Full Application	6 Charnwood Street Derby DE1 2GT	Change of use from a seven bedroom house in multiple occupation to an eight bedroom house in multiple occupation (Sui Generis Use)	Approval	28/02/2020
19/01553/FUL	Full Application	63 Wardwick Derby DE1 1HJ	Retention of change of use from financial and professional services (Use Class A2) to a tattoo parlour (Sui Generis Use)	Approval	12/02/2020
19/01558/FUL	Full Application	28 - 32 Iron Gate Derby DE1 3GL (The Standing Order)	Formation of a beer garden including installation of a retractable canopy, timber frame and fencing	Approval	28/02/2020
19/01565/FUL	Full Application	Land At The Side Of 2 Brentford Drive Derby DE22 4BN	Erection of a dwelling house (Use Class C3) and associated ground works	Approval	06/02/2020
19/01588/RES	Reserved Matters	Land North Of Allan Avenue/Pritchett Drive Littleover Derby DE23 4AX	Erection of a maximum of 80 dwellings and associated drainage and highway Infrastructure - approval of reserved matters pursuant to outline planning permission Code No. 12/14/01678 and reserved matters application Code No. 08/18/01313 - alteration to layout of six plots.	Approval	28/02/2020
19/01591/FUL	Full Application	16 Golf Close Derby DE23 4TL	Single storey rear extension to dwelling house (enlargement of kitchen/dining area)	Approval	20/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01602/FUL	Full Application	Garage Court Crompton Street Derby	Demolition of 18 garages. Erection of a three storey building containing six apartments (Use Class C3) with associated access, parking and amenity space	Approval	11/02/2020
19/01619/FUL	Full Application	46 Whitehurst Street Derby DE24 8LG	Erection of an outbuilding (garage) and boundary fence and gates	Refused	24/02/2020
19/01646/FUL	Full Application	16 Sedgemoor Way Derby DE23 3YX	Two storey side and rear extensions to dwelling house (w.c., study, two en-suites and enlargement of living room, dining/sitting area, utility, bathroom and two bedrooms)	Approval	12/02/2020
19/01669/FUL	Full Application	24 Vicarage Road Chellaston Derby DE73 6SD	Two storey and single storey rear extensions to dwelling house (lounge,, bedroom and enlargement of kitchen)	Approval	04/02/2020
19/01670/FUL	Full Application	34 Hartington Way Derby DE3 9BG	Two storey side and single storey side and rear extensions to dwelling house (garage, utility, w.c., living/dining area bedroom, en-suite and enlargement of kitchen)	Approval	28/02/2020
19/01672/FUL	Full Application	19 St Thomas Road Derby DE23 8RF	Single storey rear extensions to shop (store, lobby and enlargement of store)	Approval	20/02/2020
19/01680/FUL	Full Application	128 Shardlow Road Derby DE24 0JS	Formation of a vehicular access	Approval	26/02/2020
19/01681/TPO	Works to a tree with a TPO	2 Swanmore Road Derby DE23 3SD	Crown reduction by two metres and crown lift by 6 metres and the annual removal of epicormic growth up to 6 metres for a period of 10years of a Lime tree protected by Tree Preservation Order No. 30	Approval	03/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01682/FUL	Full Application	Precision Casting Facility Rolls Royce PLC Wilmore Road Derby DE24 9HZ	Extension of PCF car park to the southeast to provide an additional 202 spaces, together with fencing and earthworks.	Approval	24/02/2020
19/01692/ADV	Advertisement Consent	Unit 10 Wyvern Retail Park Wyvern Way Derby DE21 6NZ (Mcdonald's Restaurant)	Display of five internally illuminated freestanding digital signs and one internally illuminated digital booth screen	Approval	06/02/2020
19/01698/FUL	Full Application	72 Radbourne Street Derby DE22 3HB	Change of use from a dwelling house (Use Class C3) to an eight bedroom house in multiple occupation (Sui Generis Use) including a single storey rear extension, raising of the roof height, hip to gable roof alteration, installation of a rear dormer and roof lights	Refused	19/02/2020
19/01701/FUL	Full Application	Morrisons Wheatcroft Way Derby DE21 4RY	Erection of a windscreen repair/replacement pod and car body and wheel repair pods	Approval	26/02/2020
19/01706/FUL	Full Application	Sports Ground Brayfield Road Derby	Erection of 10m high netting	Approval	07/02/2020
19/01718/ADV	Advertisement Consent	Mcdonalds 187 Osmaston Park Road Derby	Display of five internally illuminated freestanding digital signs and one internally illuminated digital booth screen	Approval	06/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01719/FUL	Full Application	18 Kingsmuir Road Derby DE3 0PY	Single storey side extension to dwelling house (annexe accommodation)	Approval	06/02/2020
19/01726/VAR	Variation of Condition	Derby Grammar School Rykneld Road Derby DE23 4BX	Demolition of classroom building. Erection of a new classroom building and felling of four trees protected by Tree Preservation Order no. 78 - variation of conditions 2 and 3 of previously approved planning permission Code No. 19/00785/FUL to amend the location, internal layout , external elevations and materials of the building	Approval	20/02/2020
19/01731/FUL	Full Application	Mickleover Golf Club Uttoxeter Road Derby DE3 5AD	Formation of an access off Belfry Close, car park, member's kiosk, remodelling of the 18th green and associated drainage and landscaping works	Refused	05/02/2020
19/01732/FUL	Full Application	Land Adjacent To 48 Cummings Street Derby	Erection of four dwelling houses (Use Class C3)	Approval	24/02/2020
19/01735/FUL	Full Application	1 Kirkstead Close Derby DE21 2HN	First floor side and single storey rear extensions to dwelling house (lounge/dining area and bedroom)	Approval	06/02/2020
19/01737/FUL	Full Application	39 Links Close Derby DE24 9PF	Single storey side and rear extensions to dwelling house (study and kitchen) and erection of outbuilding (garden store)	Approval	24/02/2020
19/01738/FUL	Full Application	5 South Avenue Littleover Derby DE23 6BA	Two storey side extension to dwelling house (living and dining areas, garage, w.c., utility, two bedrooms, three en-suites and enlargement of entrance hall and bedroom), raising of the roof height to form rooms in the roof space (two bedrooms with en-suites), installation of a canopy to the front elevation and erection of front boundary gates	Approval	03/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01739/FUL	Full Application	638 Burton Road Derby DE23 6EL	Two storey and first floor side and single storey rear extensions to dwelling house (living space, store, three bedrooms and two wet rooms) and installation of a canopy to the front elevation	Approval	03/02/2020
19/01743/FUL	Full Application	Car Dealership Stadium View Derby DE24 8JG	Alterations to car dealership to include extension to showroom and alterations to the external appearance, car parking and landscaping	Approval	06/02/2020
19/01746/FUL	Full Application	Land Adjacent To 125 Oaklands Avenue Derby DE23 2QL	Demolition of stairwell and store room building. Erection of six flats (Use Class C3) in a three storey block	Approval	14/02/2020
19/01747/VAR	Variation of Condition	Land South Of Mansfield Road Breadsall Hilltop Derby (Between Porters Lane And Lime Lane)	Erection Of 250 Dwellings and Formation of Highways, Public Open Space, Drainage Attenuation Area and Landscaping - Approval of Reserved Matters under previously approved Outline Permission Code No. DER/04/15/00449 - variation of condition 4 of previously approved planning permission Code No. DER/03/17/00283 in connection with tree protection	Approval	27/02/2020
19/01749/FUL	Full Application	6 Taplow Close Derby DE3 0RP	Single storey side extension to dwelling (hall, corridor, utility, shower room and bin store) and installation of two dormer windows to the front elevation, a rear dormer and a first floor side elevation window to form rooms in the roof space (two bedrooms and bathroom)	Approval	05/02/2020
19/01750/FUL	Full Application	49 High Street Chellaston Derby DE73 6TB	Change of use from financial and professional services (Use Class A2) to chiropractic clinic (Use Class D1)	Approval	26/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01752/FUL	Full Application	74 Vestry Road Derby DE21 2BN	Installation of an ATM and external security shutter	Refused	14/02/2020
19/01753/ADV	Advertisement Consent	74 Vestry Road Derby DE21 2BN	Display of three internally illuminated ATM signs	Approval	07/02/2020
19/01756/FUL	Full Application	1 Countisbury Drive Derby DE21 2PA	First floor side extension to dwelling house (bedroom)	Approval	28/02/2020
19/01757/FUL	Full Application	The Close Snelsmoor Lane Derby DE73 6TQ	Two storey side and single storey rear extensions to dwelling house (living/kitchen area, swimming pool, bedroom and en-suite) and installation of dormers to the rear elevation and timber and concrete cladding	Approval	11/02/2020
19/01759/FUL	Full Application	Mackworth Petrol Filling Station Kingsway Derby DE22 4AA	Retention of single storey side extensions to petrol station (retail space and storage), provision of seven parking spaces and relocation of ATM	Approval	11/02/2020
19/01761/FUL	Full Application	52 Burlington Way Derby DE3 9BD	Two storey and first floor side extensions to dwelling house (garage, bedroom and en-suite)	Approval	24/02/2020
19/01762/DISC	Compliance/Discharge of Condition	6 Leopold Street Derby DE1 2HD	Change of use from doctors surgery/residential (Use Classes D1 and C3) to an 18 bedroom house in multiple occupation (Sui Generis Use) including the installation of replacement windows and new roof lights - Discharge of condition nos 6 and 7 of previously approved permission 19/00822	Discharge of Conditions Complete	03/02/2020
19/01767/FUL	Full Application	34 Pear Tree Road	Change of use from retail (Use Class A1) to a	Approval	18/02/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE23 6PY	mixed use of restaurant/cafe and hot food takeaway (Use Classes A3 and A5) including installation of an extraction flue		
19/01768/FUL	Full Application	24 Winslow Green Derby DE21 6US	Single storey side/rear extension to dwelling house (dining/family room, shower room and utility)	Approval	12/02/2020
19/01769/FUL	Full Application	471 - 473 Burton Road Derby DE23 6FQ	Change of use of part of building from retail (Use Class A1) to cafe (Use Class A3) including installation of a new shop front and entrance door and re-configuration of front parking area	Approval	19/02/2020
19/01770/PNRT	Prior Approval - Telecommunications	Telecommunication Mast At Rear Of 29-31 Ashbourne Road Derby DE22 3FQ	Removal of one existing equipment cabinet and the installation of one replacement equipment cabinet, one additional meter cabinet and ancillary development	Prior Approval Approved	19/02/2020
19/01771/FUL	Full Application	55 Suffolk Avenue Derby DE21 6ES	Single storey rear extension to dwelling (dining space and enlargement of kitchen)	Approval	10/02/2020
19/01772/FUL	Full Application	128 Brisbane Road Derby DE3 9JW	Two storey side and rear extensions to dwelling house (store, shower room, kitchen/dining area, two bedrooms, bathroom and en-suite) and installation of an oriel window to the side elevation	Approval	14/02/2020
19/01775/FUL	Full Application	15 Dennis Close Derby DE23 4BP	Two storey rear, first floor side and single storey front and rear extensions to dwelling house (porch, two en-suites and enlargement of kitchen, lounge, dining area and two bedrooms)	Approval	25/02/2020
19/01780/FUL	Full Application	37 Bonsall Avenue Derby	Two storey side and two storey and single storey rear extensions to dwelling house	Approval	18/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 6JX	(garage, kitchen/dining area, utility, two bedrooms and bathroom) and installatio of a canopy to the front elevation		
19/01782/CAT	Works to Trees in a Conservation Area	27 And 29 Arthur Street Derby DE1 3EF	Felling of a Pine tree within the Strutts Park Conservation Area	Approval	12/02/2020
19/01789/FUL	Full Application	31 Evans Avenue Derby DE22 2EL	Single storey front/side extension to dwelling house (porch and bike store)	Approval	18/02/2020
19/01793/FUL	Full Application	65 Peet Street Derby DE22 3RF	Change of use from a three bedroom house in multiple occupation (Use Class C4) to a five bedroom house in multiple occupation (Use Class C4) and a studio flat (Use Class C3) including a single storey rear extension and installation of a dormer to the rear elevation	Approval	18/02/2020
19/01798/FUL	Full Application	24 Green Avenue Derby DE73 6TE	Single storey front, side and rear extensions to dwelling house (study, shower room, utility room, canopy and enlargement of porch and kitchen)	Approval	18/02/2020
19/01799/FUL	Full Application	29 East Street Derby DE1 2AL	Installation of a new shopfront	Approval	18/02/2020
19/01801/FUL	Full Application	8 Blenheim Drive Derby DE22 2LB	Single storey side/rear extension to dwelling house (boot room/utility and enlargement of kitchen)	Approval	18/02/2020
19/01805/FUL	Full Application	34 Briarwood Way Derby DE23 2TA	Enlargement of outbuilding	Approval	20/02/2020
20/00003/FUL	Full Application	38 St Peters Churchyard Derby	Change of use of ground floor from retail (Use Class A1) to offices (Use Class B1(a))	Approval	20/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE1 1NN			
20/00006/FUL	Full Application	138 Kedleston Road Derby DE22 1FX	Enlargement of a vehicular access	Approval	25/02/2020
20/00012/DEM	Demolition - Prior Notification	Haddon Court, Brook Street And Burleigh Court, Nuns Street Derby DE1 3PF	Demolition of two storey building comprising of two separate wings	Approval	20/02/2020
20/00013/FUL	Full Application	11 Welland Close Derby DE3 0RZ	Single storey front extension to dwelling house (lobby and w.c.)	Approval	28/02/2020
20/00015/FUL	Full Application	22 Otter Street Derby DE1 3FB	Installation of a dormer to the rear elevation	Refused	25/02/2020
20/00018/FUL	Full Application	London Road Community Hospital London Road Derby DE1 2QY	Installation of a Florence Nightingale memorial with paved area, stone clad wall and seating area	Approval	28/02/2020
20/00020/FUL	Full Application	72 Fairfield Road Derby DE23 6PH	Single storey rear extension to dwelling house (wet room, sleeping area, and enlargement of kitchen) - amendments to previously approved planning permission Code No. 19/000803/FUL to increase the length of the wet room	Approval	20/02/2020
20/00029/FUL	Full Application	30 Queen Street Derby DE1 3DS	Change of use from retail (Use Class A1) to cafe/restaurant (Use Class A3) including the installation of an extraction duct to the rear elevation	Approval	26/02/2020
20/00041/DISC	Compliance/Discharge of Condition	59 Wardwick Derby	Change of use of the first and second floors from offices (use class B1) to a seven bed flat	Discharge of Conditions Complete	17/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE1 1HJ	in multiple occupation (sui generis use) together with a single storey rear extension (entrance lobby) - Discharge of condition nos 3, 4 and 6 of previously approved permission 18/01801		
20/00055/ADV	Advertisement Consent	154 - 156 Burton Road Derby DE1 1TQ	Display of one internally illuminated fascia sign and one internally illuminated projecting sign	Approval	24/02/2020
20/00061/CAT	Works to Trees in a Conservation Area	24 Kedleston Road Derby DE22 1GU	Crown reduction by 2m, removal of two branches of Mulberry tree and crown reduction by 3m of Goat Willow tree within the Strutts Park Conservation Area	Approval	26/02/2020
20/00077/NONM	Non-Material Amendment	403 Duffield Road Derby DE22 2EQ	Two storey side extension to dwelling house (garage, cloak room, sitting room, two bedrooms and shower room) - non material amendment to previously approved planning permission 08/17/01025 to amend window details	Approval	18/02/2020
20/00081/DISC	Compliance/Discharge of Condition	Land West Side Of Ascot Drive (behind 619 - 697 Osmaston Road and Adjacent To Ascot Drive Fire Station), Derby	Extension of existing Fire Station to form a new Police Station including formation of car parking and associated landscaping - Discharge of condition 17 of previously approved application code No. 19/00049/FUL	Discharge of Conditions Complete	17/02/2020
20/00099/PNRH	Prior Approval - Householder	27 Dairy House Road Derby DE23 8HN	Single storey rear extension (projecting beyond the rear wall of the original house by 4.65m, maximum height 3.9m, height to eaves 2.9m) to dwelling house	Prior Approval Not Required	24/02/2020
20/00106/DISC	Compliance/Discharge of Condition	Land At Side 40 South Avenue Littleover Derby DE23 6BB	Erection of a dwelling house (Use Class C3) and associated ground works - Discharge of condition no 3 of previously approved permission 19/01644	Discharge of Conditions Complete	17/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00108/CAT	Works to Trees in a Conservation Area	4A Siddals Lane Derby DE22 2DY	Partial Removal of a Beech hedge within the Allestree Conservation Area	Application Withdrawn	03/02/2020
20/00114/PNRH	Prior Approval - Householder	39 Chain Lane Derby DE3 9AL	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 2.5m) to dwelling house	Prior Approval Not Required	24/02/2020
20/00129/DISC	Compliance/Discharge of Condition	Land South Of Mansfield Road Breadsall Hilltop Derby (Between Porters Lane And Lime Lane)	Erection Of 250 Dwellings And Formation Of Highways, Public Open Space, Drainage Attenuation Area And Landscaping - Approval Of Reserved Matters Under Previously Approved Outline Permission Code No. DER/04/15/00449 - Discharge of condition 2 of previously approved application code No. 03/17/00283	Discharge of Conditions Complete	03/02/2020
20/00130/PNRH	Prior Approval - Householder	33 Royal Hill Road Derby DE21 7AH	Single storey rear extension (projecting beyond the rear wall of the original house by 4.1m, maximum height 3.7m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	25/02/2020
20/00132/DISC	Compliance/Discharge of Condition	1 Morledge Derby DE1 2AX	Change Of Use From Multi Function Business Hub (Sui Generis Use) To Financial And Professional Services (Use Class A2) - Discharge of condition 4 of previously approved application code No. 03/18/00350	Discharge of Conditions Complete	28/02/2020
20/00133/DISC	Compliance/Discharge of Condition	Land Adjacent To 26 Portreath Drive Derby	Residential development (one dwelling) - approval of reserved matters of appearance, landscaping, layout and scale pursuant to previously approved outline planning permission Code No. 19/00121/RES - Discharge of condition 2 of previously approved application code No. 19/00946/OUT	Discharge of Conditions Complete	03/02/2020
20/00136/DISC	Compliance/Discharge of Condition	Land To North Side Parcel Terrace Derby	Erection of 2 no. units (Use Class B1(c), B2 & B8 (with ancillary Trade Counter Use), formation of car parking area and associated	Discharge of Conditions Complete	17/02/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00146/DISC	Compliance/Discharge of Condition	39 - 40 Iron Gate Derby DE1 3GA	infrastructure - Discharge of condition 10 of previously approved application code No. 18/01840/FUL  Removal of stud walls and installation of new partition walls - Discharge of condition 3 of previously approved application code No. 19/01452/LBA	Discharge of Conditions Complete	25/02/2020

**Delegated decisions made between  
Between 01/03/2020 and 31/03/2020**

Application No:	Application Type	Location	Proposal	Decision	Decision Date
03/13/00318	Full Application	9-11 Market Place Derby DE1 3QE (Walkabout)	Various Internal And External Alterations Including Relocation Of Signage, Removal Of Ceiling, Installation Of I.D Scanner And Removal Of Balausters From Front Balustrade, And Erection Of Handrail	Finally disposed of	16/03/2020
04/13/00405	Advertisement Consent	9-11 Market Place Derby DE1 3QE (Walkabout)	Relocation Of Internally Illuminated Fascia Sign	Finally disposed of	16/03/2020
10/18/01524	Compliance/Discharge of Condition	Site Of 50 Sitwell Street Spondon Derby	Demolition Of Office And Workshop. Residential Development (Up To Six Dwellings) - Discharge Of CONDITIONS1, 2, 4, 5 And 8 Of Previously Approved Permission DER/03/17/00333	Finally disposed of	18/03/2020
19/00046/FUL	Full Application	The Riverside Path Bass Recreation Ground To Alvaston Park Derby	Widening of an existing multi user path	Approval	26/03/2020
19/00138/ADV	Advertisement Consent	Kings Chambers 34 Queen Street Derby DE1 3DS	Display of one non-illuminated fascia sign and one non-illuminated hanging sign	Refused	25/03/2020
19/00740/FUL	Full Application	11 Hathersage Avenue Derby DE23 8DB	Two storey side extension to dwelling house (covered way, three bedrooms and bathroom)	Approval	06/03/2020
19/00755/OUT	Outline Application	34 Hill Cross Avenue Derby DE23 1FW	Demolition of bungalow. Residential development (two dwellings)	Approval	02/03/2020
19/00814/FUL	Full Application	Chellaston Academy	Erection of multi-use hall, hardstanding and	Approval	27/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Swarkestone Road Derby DE73 5UB	relocation of sports pitches.		
19/01124/FUL	Full Application	16 Littleover Crescent Derby DE23 6HU	Raising of the roof height and two storey side/rear extension to dwelling (living room and bedroom)	Approval	26/03/2020
19/01177/FUL	Full Application	8 South Drive Chaddesden Derby DE21 6RZ	Formation of vehicular access including partial removal of garden, and area of hardstanding.	Approval	06/03/2020
19/01226/TPO	Works to a tree with a TPO	St Philomenas Convent 312 Highfields Park Drive Derby DE22 1JX	Felling of a Sycamore Tree protected by Tree Preservation Order no. 308	Approval	02/03/2020
19/01235/FUL	Full Application	12 Connaught Road Derby DE22 3LU	Demolition of single storey dwelling and garage. Erection of two dwelling houses (Use Class C3)	Approval	11/03/2020
19/01297/LBA	Listed Building Consent - Alterations	43 Iron Gate Derby DE1 3FT	Removal of external signage and ATM	Approval	27/03/2020
19/01393/PNRJ	Prior Approval - Offices to Residential	133 - 135 Nottingham Road Derby DE21 6AN	Change of use from offices to four flats (Use Class C3)	Approval	23/03/2020
19/01443/ADV	Advertisement Consent	43 - 45 And 47 Stafford Street Derby DE1 1JL	Display of five non-illuminated directional signs	Refused	26/03/2020
19/01451/FUL	Full Application	620 Osmaston Road Derby	Demolition of storage unit. Erection of four flats (Use Class C3)	Approval	02/03/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01471/FUL	Local Council Own Development Reg 3	DE24 8GQ (Access Off Mowbray Street)  Enhanced Care Program Building The Willows And Rosewood 400 Sinfin Lane Derby DE24 9SN	Change of use from education (Use Class D1) to care home (Use Class C2) including a single storey extension, external alterations and landscaping	Approval	19/03/2020
19/01560/FUL	Full Application	16 Lower Dale Road Derby DE23 6WY (access Off Silverhill Road)	Sub-division of retail unit to form a dessert parlour (Use Class A1)	Approval	06/03/2020
19/01570/FUL	Full Application	8 Jackson Avenue Derby DE3 9AR	Two storey side and rear and single storey front and rear extensions to dwelling house (porch, sitting room, utility room, wet room, dining room, covered way, bedroom, bathroom, en-suite and enlargement of kitchen), installation of a rear dormer to form rooms in the roof space (bedroom, en-suite and storage) and erection of an outbuilding (garage)	Approval	20/03/2020
19/01625/DISC	Compliance/Discharge of Condition	London Road Community Hospital London Road Derby DE1 2QY	Erection of 796 dwellings comprising 773 dwellings and apartments, conversion of Wilderslowe House into 10 apartments conversion of nos 123-129A Osmaston Road into 12 apartments, alteration and refurbishment of The Lodge together with conversion and extension of the 'Pepper pot' buildings into a cafe, exhibition/meeting space, and gym/fitness facilities. Relocation of the listed Queen Victoria statue, together with formation of vehicular access, public open space, landscaping and associated engineering works. - Discharge of condition 13 of previously approved application No. 18/01677/FUL	Discharge of Conditions Complete	17/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01643/FUL	Full Application	16 Chatsworth Crescent Derby DE22 2AN	Two storey side extension to dwelling house (garage, utility room, living room and two bedrooms)	Approval	02/03/2020
19/01648/FUL	Full Application	163 Holcombe Street Derby DE23 8JD	Single storey extensions to sales building	Approval	12/03/2020
19/01684/FUL	Full Application	Forester House Becket Street Derby DE1 1NW	Change of use of Forester House (formerly Job Centre Plus) building from Offices (Use Class B1) to Hotel (Use Class C1) and Restaurant (Use Class A3) and external alterations to windows and cladding.	Approval	13/03/2020
19/01686/FUL	Full Application	37 Dale Road Spondon Derby DE21 7DG	Two storey and single storey side and rear extensions to dwelling house (garage/workshop, utility, guest room, dressing area, bedroom, two en-suites and enlargement of kitchen/dining area), installation of a dormer to the side elevation and a canopy to the front elevation	Approval	13/03/2020
19/01690/FUL	Full Application	7 Belfast Walk Derby DE21 6TY	Two storey side and single storey rear extension to dwelling house (living space and enlargement of kitchen, living room, bedroom and bathroom)	Approval	02/03/2020
19/01697/RES	Reserved Matters	Site Of Former 354 Burton Road Derby DE23 6AF	Residential development (two dwellings) - Approval of reserved matters of layout, scale, appearance, levels, access, landscaping and boundary treatments pursuant to outline planning permission Code No.19/00518/OUT	Approval	31/03/2020
19/01704/FUL	Full Application	8 Swinderby Drive Derby DE21 4RN	Single storey side and rear extensions to dwelling house (utility, w.c. and enlargement of kitchen and dining area)	Approval	16/03/2020
19/01715/FUL	Full Application	24 Bracknell Drive	Demolition of bungalow. Erection of two	Approval	12/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE24 0BP	dwelling (Use Class C3)		
19/01736/DISC	Compliance/Discharge of Condition	Site Of 59 Wilkins Drive Derby DE24 8LU	Demolition of bungalow and erection of 3 bungalows and 12 apartments with associated areas and car parking - discharge of condition 3 of previously approved permission 18/01922	Discharge of Conditions Complete	17/03/2020
19/01741/FUL	Full Application	32 Lyndhurst Grove Derby DE21 6RY	Two storey side and single storey rear extensions to dwelling house (hall, utility room, kitchen/dining room, three bedrooms and bathroom) with patio area to the rear and stepped access to the front elevation	Approval	31/03/2020
19/01754/LBA	Listed Building Consent - Alterations	1 St Peters Street Derby DE1 2AE	Installation of three replacement ATM signs	Approval	04/03/2020
19/01755/ADV	Advertisement Consent	1 St Peters Street Derby DE1 2AE	Display of three non-illuminated ATM signs	Approval	05/03/2020
19/01758/FUL	Local Council Development Reg 4	Highway Verge Adjacent To 1 And 15 Lapwing Close Derby	Formation of ten additional parking bays	Approval	30/03/2020
19/01774/FUL	Full Application	4 Queen Street Derby DE1 3DL	Installation of four replacement windows to the front elevation, alterations to the rear elevation to include bricking up of windows, installation of new and replacement windows and bricking up of windows to the side elevation	Refused	16/03/2020
19/01777/FUL	Full Application	1 - 2 Sadler Gate Bridge Sadler Gate	Change of use from beauty salon (Sui Generis Use) to retail (Use Class A1) at ground floor	Approval	09/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE1 3NL	with six apartments for student accommodation at first and second floor levels (Sui Generis Use)		
19/01778/FUL	Full Application	6 Oaklands Avenue Derby DE23 2QG	Single storey side and rear extensions to dwelling house (kitchen, dining room, utility room and garage)	Approval	12/03/2020
19/01779/FUL	Full Application	Quarnmill House Stores Road Derby DE21 4XF	Change of use from office (Use Class B1) to eye clinic (Use Class D1) with plant compound	Approval	18/03/2020
19/01785/TPO	Works to a tree with a TPO	4 Yarwell Close Derby DE21 4SW	Removal of deadwood, crown reduction by 2 metres of upper crown and cutting back of lower branches by 1.5m of a Lime tree protected by Tree Preservation Order No. 129	Approval	12/03/2020
19/01786/FUL	Full Application	312 Duffield Road Derby DE22 1EQ	Single storey rear extension to dwelling house (dining/sitting area)	Approval	17/03/2020
19/01788/FUL	Full Application	Plot A Stores Road Derby DE21 4BD	Change of use from office/general industry (Use Classes B1/B2) to vehicle storage compound (Use Class B8) including installation of lighting columns	Approval	11/03/2020
19/01800/FUL	Full Application	99 Highfield Lane Derby DE21 6PJ	Single storey rear extension to dwelling house (conservatory)	Approval	11/03/2020
19/01804/LBA	Listed Building Consent - Alterations	Yew Tree Cottage 19 Cornhill Derby DE22 2GG	Retention of internal alterations to include the removal of hardboard, alterations to a fireplace and installation of a fire surround	Approval	03/03/2020
19/01806/FUL	Full Application	2 Edale Avenue	Single storey front extension to dwelling house	Approval	27/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Normanton Derby DE23 6PD	(bay window) and installation of two dormer windows to the front elevation		
20/00001/FUL	Full Application	107 Dale Road Spondon Derby DE21 7DJ	Two storey and first floor side extensions to dwelling house (hallway, office/study, bedroom and bathroom)	Approval	18/03/2020
20/00002/TPO	Works to a tree with a TPO	Temple House Clinic Mill Hill Lane Derby DE23 6SA	Various works to trees protected by Tree Preservation Order No. 146	Approval	03/03/2020
20/00004/FUL	Full Application	12 Crich Avenue Derby DE23 6ES	Two storey side and single storey side and rear extensions to dwelling house (garage, utility/boot room, kitchen/dining/living space, bedroom and en-suite)	Approval	18/03/2020
20/00005/FUL	Full Application	11 Bristol Drive Derby DE3 9BT	Single storey side/rear extension to dwelling (dining area)	Approval	03/03/2020
20/00008/FUL	Full Application	29 Dale Road Spondon Derby DE21 7DG	First floor and two storey rear extension to bungalow to form a dwelling house including installation of two bay windows to the front elevation	Approval	27/03/2020
20/00009/FUL	Full Application	9 Oulton Close Derby DE24 9DU	oSingle storey side extension to dwelling house (playroom)	Approval	06/03/2020
20/00010/FUL	Full Application	158 - 160 Burton Road Derby DE1 1TQ	Retention of the installation of a canopy to the front elevation	Approval	13/03/2020
20/00011/FUL	Full Application	Copley Dene 5 Parkfields Drive	Two storey side extension to dwelling house (kitchen/diner and bedroom)	Approval	19/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE22 1HH			
20/00016/FUL	Full Application	Woodbine Lodge Sinfin Lane Derby DE24 9HW	Two storey and first floor side and rear extensions to dwelling house (workshop/studio, three bedrooms, en-suite and two balconies) - amendments to previously approved planning permission Code No. 19/00988/FUL to increase the size of the first floor extension and amendments to the front elevation	Approval	23/03/2020
20/00019/ADV	Advertisement Consent	Bristol Street Motors Sir Frank Whittle Road Derby DE21 4RX	Display of internally illuminated 'v' shaped digital display screens	Approval	04/03/2020
20/00021/FUL	Full Application	84 St Thomas Road Derby DE23 8SW	Change of use of ground floor from residential (Use Class C3) to retail (Use Class A1) with a flat (Use Class C3) at first floor including an extension to the rear external staircase	Approval	09/03/2020
20/00022/FUL	Full Application	141 Holcombe Street Derby DE23 8JD	Change of use from offices (Use Class B1) to a four bedroom house in multiple occupation (Use Class C4) and one flat (Use Class C3)	Refused	13/03/2020
20/00025/FUL	Full Application	63 Collingham Gardens Derby DE22 4FR	Two storey rear and single storey front extensions to dwelling house (kitchen, utility room, bedroom, w.c. and porch)	Approval	02/03/2020
20/00028/FUL	Full Application	31 Scarsdale Avenue Allestree Derby DE22 2LA	Single storey front extension to dwelling (study) to form a link to the existing outbuilding	Approval	20/03/2020
20/00030/FUL	Full Application	3 Lime Avenue Derby DE1 1TU	Change of use from two flats (Use Class C3) into a nine bedroom house in multiple occupation (Sui Generis use)	Refused	02/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00031/ADV	Advertisement Consent	154 - 160 Burton Road Derby DE1 1TQ	Retention of display of one internally illuminated fascia sign and one internally illuminated projecting sign	Approval	13/03/2020
20/00032/FUL	Full Application	43 Addison Road Derby DE24 8FH	Two storey side and single storey front extension to dwelling house (hall, sitting room and two bedrooms)	Approval	13/03/2020
20/00034/FUL	Local Council Own Development Reg 3	Roe Farm Community Centre Worcester Crescent Derby DE21 4HG	Erection of a 2.4m high boundary fence with gates	Approval	11/03/2020
20/00035/FUL	Full Application	Convent Of Mercy 11 Bridge Gate Derby DE1 3AU	Replacement of five unauthorised UPVC windows and an external door with timber	Approval	05/03/2020
20/00036/LBA	Listed Building Consent - Alterations	Convent Of Mercy 11 Bridge Gate Derby DE1 3AU	Replacement of five unauthorised UPVC windows and an external door with timber	Approval	05/03/2020
20/00037/ADV	Advertisement Consent	Land Adjacent To The Cockpit Traffic Street Derby	Display of one internally illuminated digital display unit	Approval	06/03/2020
20/00042/FUL	Full Application	Pavillion Chellaston Park Snelsmoor Lane Derby	Single storey extensions to pavilion (changing room and storage) together with enlargement of the external terrace area	Approval	31/03/2020
20/00043/FUL	Full Application	38 Carsington Crescent Derby DE22 2QZ	Two storey and single storey front side and rear extensions to dwelling house including formation of a raised patio area, erection of	Approval	05/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			front boundary wall and gates		
20/00044/TPO	Works to a tree with a TPO	80A Chestnut Avenue Mickleover Derby DE3 9FS	Various works to trees protected by Tree Preservation Order No 8	Approval	12/03/2020
20/00046/FUL	Full Application	9 Lockwood Road Derby DE22 2JB	Two storey side and single storey rear extensions to dwelling house (play room, day room, kitchen/dining area, utility, w.c., garage, three bedrooms and en-suite) and installation of a canopy to the front elevation	Approval	27/03/2020
20/00048/FUL	Full Application	37 East Street Derby DE1 2AL	Change of use from retail (Use Class A1) to restaurant and hot food takeaway (Use Classes A3 and A5)	Approval	06/03/2020
20/00049/FUL	Full Application	7 Park Lane Allestree Derby DE22 2DT	Erection of an outbuilding (garage) and boundary wall/fence	Approval	31/03/2020
20/00052/FUL	Full Application	69 Girton Way Derby DE3 9DG	Two storey rear extension to dwelling house (living area/kitchen and two bedrooms)	Approval	09/03/2020
20/00053/FUL	Full Application	9 Hazel Avenue Derby DE23 1HA	Change of use of existing outbuilding to a dog grooming facility (Sui Generis Use)	Approval	13/03/2020
20/00054/FUL	Full Application	154 - 156 Burton Road Derby DE1 1TQ	Installation of a new shop front and canopy to the front elevation	Approval	13/03/2020
20/00056/TPO	Works to a tree with a TPO	87 Girton Way Derby DE3 9DG	Crown reduction by 1.5 metres and crown lift to 5 metres of two Lime trees protected by Tree Preservation Order No. 491	Approval	17/03/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00057/FUL	Full Application	The Lanes Medical Centre 147 Normanton Lane Derby DE23 6LF	Single storey rear extension to medical centre (two consulting rooms)	Approval	19/03/2020
20/00058/FUL	Full Application	3 Ash Close Derby DE22 2JF	Single storey rear extension to dwelling (two bedrooms with en-suites) and porch	Approval	16/03/2020
20/00059/FUL	Full Application	10 Manor Road Littleover Derby DE22 3HZ	Two storey and single storey rear extensions to dwelling house (kitchen/dining area, bedroom and bathroom) and installation of a new window to the first floor side elevation	Approval	25/03/2020
20/00067/FUL	Full Application	138 And 140 Ashbourne Road Derby DE22 3AG	Change of use from retail (Use Class A1) and flat (Use Class C3) to a house in multiple occupation in three units (Sui Generis Use) including conversion of the existing garage building and installation of new windows	Approval	27/03/2020
20/00070/FUL	Full Application	14 Caesar Street Derby DE1 3RU	Installation of replacement windows and door to the front elevation	Refused	23/03/2020
20/00071/FUL	Full Application	22 Rose Hill Street Derby DE23 8GA	Two storey and single storey rear extensions to dwelling house two bedrooms and shower room) and installation of a new first floor window to the side elevation	Approval	13/03/2020
20/00073/FUL	Full Application	27 Fairfield Road Derby DE23 6PH	Two storey rear extension to dwelling house (two bedrooms and enlargement of kitchen and sitting room)	Approval	19/03/2020
20/00076/TPO	Works to a tree with a TPO	The Sand Castle 7 Porters Lane Derby DE21 4FZ	Pruning of a Sycamore tree, including 10 year management plan, protected by Tree Preservation Order No. 11	Approval	19/03/2020
20/00078/FUL	Full Application	2 Kingsland Close	Link extension to dwelling house (storage)	Approval	18/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE21 2PN			
20/00080/FUL	Full Application	235 Osmaston Park Road Derby DE24 8BT	Two storey rear extension to dwelling house (kitchen/diner and bedroom) and installation of a canopy to the front elevation	Approval	18/03/2020
20/00084/FUL	Full Application	2 Gisborne Crescent Derby DE22 2FL	Single storey front and rear extensions to dwelling house (porch. lounge and enlargement of kitchen/living space) and formation of a raised decking area	Approval	19/03/2020
20/00085/FUL	Full Application	C R Transport Ltd Wincanton Close Derby DE24 8NB	Change of use from vehicle repair workshop (Use Class B1, B2 & B8) to mixed use include Use Class B1, B2 & B8 and training centre (Use Class D1) together with the Installation of cladding and erection of an entrance portico	Approval	25/03/2020
20/00086/TPO	Works to a tree with a TPO	400B Duffield Road Derby DE22 1ES	Crown reduction by 3-4 metres and crown lift to give 4 metres clearance of Lime Trees protected by Tree Preservation Order No. 526, to be maintained for a period of 10 years	Approval	25/03/2020
20/00087/PNRH	Prior Approval - Householder	79 Penzance Road Derby DE24 0NH	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 4m, height to eaves 2.5m) to dwelling house	Prior Approval Approved	17/03/2020
20/00089/FUL	Full Application	8 Home Farm Drive Derby DE22 2UP	Installation of additional window in side elevation	Approval	22/03/2020
20/00092/CLP	Lawful Development Certificate -Proposed	16 Kings Drive Derby DE23 6EU	Single storey rear and side extensions to dwelling house (utility and enlargement of lounge/dining room) and alterations to garage roof	Approval	22/03/2020
20/00093/FUL	Full Application	7 Palmerston Street Derby	Two storey side and rear and single storey rear extensions to dwelling house (garage,	Approval	18/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 6PE	kitchen, living space, two bedrooms, shower room and study)		
20/00094/FUL	Full Application	21A Parkstone Court Derby DE3 0RJ	Single storey front and rear extensions to dwelling house (playroom, bedroom, bathroom and enlargement of kitchen)	Approval	27/03/2020
20/00095/FUL	Full Application	10 Breedon Avenue Derby DE23 1LQ	Single storey side and rear extensions to dwelling house (kitchen/dining area and storage)	Approval	30/03/2020
20/00100/FUL	Full Application	199 Ladybank Road Derby DE3 0QL	Two storey side and front extensions to dwelling house (porch, study, utility, w.c., bathroom and enlargement of kitchen, hall and bedroom)	Refused	26/03/2020
20/00102/FUL	Full Application	6 Clifton Road Derby DE22 2PH	First floor side extension to dwelling house (bedroom and bathroom)	Approval	22/03/2020
20/00103/FUL	Full Application	20 Bayleaf Crescent Derby DE21 2UG	Single storey rear extension to dwelling house (enlargement of kitchen and dining room)	Approval	26/03/2020
20/00104/FUL	Full Application	24 Thornhill Road Derby DE22 3LX	Single storey side and rear extensions to dwelling house (store, utility, w.c. and kitchen)	Approval	19/03/2020
20/00105/FUL	Full Application	33 Briar Lea Close Derby DE24 9PB	Single storey front extension to dwelling house (porch)	Approval	16/03/2020
20/00107/FUL	Full Application	11 Farrier Gardens Derby DE23 3XR	First floor side and single storey rear extensions to dwelling house (living room, bedroom and bathroom)	Approval	25/03/2020
20/00110/FUL	Full Application	170 Broadway Derby	Single storey side extension to dwelling house (wet room)	Approval	27/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE22 1BP			
20/00112/PNRIA	Prior Approval - Shop / Bank to Resi	1 Margreave Road Derby DE21 6JD	Change of use from retail (Use Class A1) to one dwelling house (Use Class C3) including alterations to the front elevation and bricking up of a door to the side elevation	Prior Approval Approved	19/03/2020
20/00115/FUL	Full Application	Derby College Hudson Building Locomotive Way Derby DE24 8PU	Installation of three new windows to the South East elevation and one new window to the North West elevation	Approval	26/03/2020
20/00118/FUL	Full Application	25 Ravensdale Road Derby DE22 2SZ	Single storey rear extension to dwelling house (lounge and enlargement of kitchen)	Approval	26/03/2020
20/00124/FUL	Full Application	10 Keats Avenue Derby DE23 4ED	Single storey side/rear extension to dwelling house (enlargement of kitchen/living space)	Approval	22/03/2020
20/00125/FUL	Full Application	28 The Hollow Mickleover Derby DE3 0DH	Two storey and single storey rear extensions to dwelling house (living area and enlargement of kitchen and bedroom)	Approval	30/03/2020
20/00126/FUL	Full Application	Telecommunications Mast Village Primary Academy Village Street Derby DE23 8DF	Installation of a replacement telecom mast with a 25m monopole supporting 12 antennae, nine equipment cabinets and ancillary development including erection of compound fencing	Refused	17/03/2020
20/00127/FUL	Full Application	British Telecom Derwent Road Derby DE21 7LZ	Installation of three louvres to the ground floor west elevation	Approval	22/03/2020
20/00131/FUL	Full Application	47 Wilsthorpe Road Derby	Single storey side and rear extensions to dwelling house (sitting room, shower room,	Approval	19/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE21 4QR	utility and enlargement of kitchen/dining area)		
20/00134/TPO	Works to a tree with a TPO	10 Caversfield Close Derby DE23 3SR	Cutting back of branches overhanging 12 Caversfield Close by 7.3m to the boundary line of an Ash tree protected by Tree Preservation Order No. 30	Refused	27/03/2020
20/00137/FUL	Full Application	50 Elmwood Drive Derby DE21 4GB	Two storey rear and single storey front, side and rear extensions to dwelling house (store, study, kitchen/dining area, en- suite and enlargement of hall, lounge, bedroom and bathroom)	Approval	25/03/2020
20/00138/FUL	Full Application	106 Western Road Mickleover Derby DE3 9GR	Single storey rear and side extension to dwelling house	Approval	30/03/2020
20/00139/TPO	Works to a tree with a TPO	21 Kings Croft Derby DE22 2FP	Felling of Holly and Elder trees and cutting back three branches and removal of a branch of a Hawthorn protected by Tree Preservation Order no. 471	Approval	30/03/2020
20/00140/FUL	Full Application	123 Western Road Mickleover Derby DE3 9GR	Two storey side and rear and single storey front and rear extensions to dwelling house (porch, garage,w.c, utility, dining space, bedroom, bathroom, en-suite and enlargement of kitchen)	Approval	22/03/2020
20/00141/CAT	Works to Trees in a Conservation Area	11 Arboretum Square Derby DE23 8FN	4-5m crown reduction, prune to give 2-3m clearance to BT Wires, crown lift to 5.2m and remove major deadwood of an Ash tree within the Arboretum Conservation Area	Approval	12/03/2020
20/00143/FUL	Full Application	191 Morley Road Derby DE21 4TB	First floor side and single storey rear extension to dwelling house (bedroom and living space)	Approval	30/03/2020
20/00151/FUL	Local Council Own	72 Whitaker Street	Single storey rear extension to dwelling house	Approval	31/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
	Development Reg 3	Derby DE23 8FD	(wetroom and enlargement of kitchen)		
20/00156/PNRH	Prior Approval - Householder	15 Rosamonds Ride Derby DE23 6JS	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.4m, height to eaves 2.9m) to dwelling house	Prior Approval Not Required	02/03/2020
20/00157/CAT	Works to Trees in a Conservation Area	Andrin House 43 Belper Road Derby DE1 3EP	Various works to trees within the Strutts Park Conservation Area	Approval	17/03/2020
20/00161/FUL	Full Application	Rolls Royce Plc Raynesway Derby DE21 7BE	Removal of an existing argon gas tank and installation of a replacement larger argon gas tank	Approval	31/03/2020
20/00164/CAT	Works to Trees in a Conservation Area	92 Belper Road Derby DE1 3EQ	Re-pollarding of one Lime tree within the Strutts Park Conservation Area	Approval	18/03/2020
20/00171/FUL	Full Application	Normanton Service Station 166 Normanton Road Derby DE23 6UX	First floor extension to retail unit to form a restaurant (Use Class A3)	Approval	12/03/2020
20/00188/CAT	Works to Trees in a Conservation Area	Nunnery Court Nuns Street Derby DE1 3LQ	Crown lift to 2.5m and deadwood of a Birch tree within the Friar Gate Conservation Area	Approval	20/03/2020
20/00196/CAT	Works to Trees in a Conservation Area	The Old Hall 5 Orchard Street Derby DE3 0DF	Reduction by 2m of two Holly and a Leylandii and felling of an Elm tree and two Silver Birch trees within the Mickleover Conservation Area	Approval	26/03/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00200/PNRT	Prior Approval - Telecommunications	Precision Casting Facility Rolls Royce PLC Wilmore Road Derby DE24 9HZ	Erection of a 20m streetworks pole and antennas, together with associated ancillary development	Prior Approval Approved	19/03/2020
20/00209/PNRIA	Prior Approval - Shop / Bank to Resi	27 Elmtree Avenue Derby DE24 8EU	Change of use from retail (Use Class A1) to dwelling house (Use Class C3) including alterations to the front elevation	Prior Approval Approved	19/03/2020
20/00225/NONM	Non-Material Amendment	1 Windermere Drive Derby DE21 7JX	Single storey side extension to dwelling house (bedroom and wet room) and installation of an access ramp - non-material amendment to previously approved planning permission 19/00863/FUL to change the design of the access ramp	Approval	06/03/2020
20/00317/DISC	Compliance/Discharge of Condition	2 Pastures Avenue Derby DE23 4BE	Demolition of the existing dwelling house. Erection of a replacement dwelling house (Use Class C3) and retaining wall and associated ground works - discharge of condition 3 of previously approved permission 19/00732	Discharge of Conditions Complete	12/03/2020
20/00321/DISC	Compliance/Discharge of Condition	Site Of 39 Penny Long Lane Derby DE22 1AX	Substitution of house types to all plots - discharge of condition 5 of previously approved permission 19/00543	Discharge of Conditions Complete	16/03/2020



## Delegated decisions made between Between 01/04/2020 and 30/04/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
02/16/00195	Advertisement Consent	1240 London Road Derby DE24 8QP (Former Harrington Arms PH)	Display Of 3 Non Illuminated Fascia Signs, 2 Non Illuminated Hanging Signs And Non Illuminated Hoarding	Finally disposed of	03/04/2020
10/17/01320	Listed Building Consent - Alterations	Market Hall Tenant Street Derby	Fire Improvement Work To Include The Replacement/Refurbishment Of 13 Fire Doors And Frames, Replacement Of An Aluminium Window And Installation Of An Emergency Call System	Finally disposed of	03/04/2020
19/01617/FUL	Full Application	Land At The Side Of 171 Western Road Mickleover Derby DE3 9GS	Erection of a dwelling house (Use Class C3)	Refused	23/04/2020
19/01710/FUL	Full Application	11 Station Road Chellaston Derby DE73 5SU	Demolition of barn. Erection of replacement workshop/storage building	Approval	08/04/2020
19/01709/FUL	Full Application	69 Coleridge Street Derby DE23 8AB	Two storey side and single storey rear extensions to dwelling house (sitting room, wet room, utility and two bedrooms) and installation of a dormer to the rear elevation	Approval	22/04/2020
19/01783/FUL	Local Council Own Development Reg 3	Market Hall Albert Street Derby DE1 2DB	Roof repair works to include a new patent glazing system to the ridge, new ventilation louvres, and re-fixing of existing finials. New liquid roof finish to replace existing. Removal of the existing roof access ladder, and installation of new ridge and gutter safety walkways and access ladders. Installation of	Approval	14/04/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01784/LBA	Listed Building Consent - Alterations	Market Hall Albert Street Derby DE1 2DB	new internal stair at first floor with new dormer to access roof  Roof repair works to include a new patent glazing system to the ridge, new ventilation louvres, and re-fixing of existing finials. New liquid roof finish to replace existing. Removal of the existing roof access ladder, and installation of new ridge and gutter safety walkways and access ladders. Installation of new internal stair at first floor with new dormer to access roof	Approval	14/04/2020
19/01539/FUL	Full Application	269 Baker Street Derby DE24 8SG	Change of use from dwelling house (Use Class C3) to a seven bedroom house in multiple occupation (Sui Generis Use) including installation of a dormer to the rear elevation and erection of an annexe building	Application Withdrawn	03/04/2020
20/00027/FUL	Full Application	Florence Nightingale Nursing Home 60 Village Street Derby DE23 8SZ	Change of use from residential care home (Use Class C2) to ten apartments (Use Class C3)	Approval	08/04/2020
20/00045/DISC	Compliance/Discharge of Condition	Site Of Former Sports Centre Moorways Sports Complex Moor Lane Derby DE24 9HY	Erection of a leisure centre (Use Class D2) including a 50M swimming pool, leisure water including water slides, fitness suite, studios and other complementary uses with associated parking, drainage and related infrastructure. Demolition of store - Discharge of conditions 5 and 14 of previously approved permission 19/01206	Discharge of Conditions Complete	16/04/2020
20/00065/DISC	Compliance/Discharge of Condition	Land To North Side Parcel Terrace Derby	Erection of 2 no. units (Use Class B1(c), B2 & B8 (with ancillary Trade Counter Use), formation of car parking area and associated infrastructure - Discharge of Condition 14 of previously approved application code No. 18/01840/FUL	Discharge of Conditions Complete	08/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00075/FUL	Full Application	19 Ormskirk Rise Derby DE21 7NU	Single storey side extension to dwelling house (playroom and utility/shower room)	Approval	06/04/2020
20/00033/FUL	Full Application	68 Dale Road Spondon Derby DE21 7DF	Formation of a vehicular access	Approval	06/04/2020
20/00064/FUL	Full Application	22 Dewchurch Drive Derby DE23 1XP	Two storey side and single storey front and rear extensions to dwelling house (garage, wet room, guest room, kitchen/dining room, two bedrooms, en-suite and enlargement of hall)	Refused	02/04/2020
20/00122/FUL	Full Application	1 Thorn Close Derby DE22 2JG	Two storey side and rear and single storey front extensions to dwelling (porch, kitchen/dining/family space, two bedrooms and en-suite) together with alterations to two front dormer windows and formation of a raised patio area to the rear elevation - amendments to previously approved planning permission Code No. 19/01578/FUL to convert the existing garage to living space and amend french doors in the rear bedroom to a window	Approval	01/04/2020
20/00068/FUL	Full Application	First Floor 9 The Square Mickleover Derby DE3 0DD	First floor rear extension to hair salon (additional salon space)	Approval	28/04/2020
20/00153/FUL	Local Council Own Development Reg 3	38 Penrhyn Avenue Derby DE23 6LA	Single storey rear extension to dwelling house (bedroom and wetroom)	Approval	01/04/2020
20/00154/FUL	Full Application	58 Field Lane Chaddesden Derby DE21 4NG	Two storey side and single storey side and rear extensions to dwelling house (study, utility, shower room, family space, bedroom, bathroom and enlargement of hall and	Approval	07/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			kitchen)		
20/00155/ADV	Advertisement Consent	Units 8 And 14 Eagle Park Alfreton Road Derby DE21 4BF	Display of various non-illuminated signage	Approval	20/04/2020
20/00163/FUL	Full Application	129 Station Road Mickleover Derby DE3 9FN	Erection of an outbuilding (garden room)	Approval	01/04/2020
20/00166/FUL	Full Application	359 Uttoxeter Road Derby DE3 9AH	Single storey front and rear extensions to dwelling house (porch and kitchen/diner)	Approval	01/04/2020
20/00168/FUL	Full Application	23 Carlisle Avenue Derby DE23 3ES	Single storey side and rear extensions to dwelling house (garage and living space)	Approval	01/04/2020
20/00169/FUL	Full Application	213A Duffield Road Derby DE22 1JE	Single storey front and rear extensions to dwelling house (lobby and enlargement of living space)	Approval	28/04/2020
20/00175/TPO	Works to a tree with a TPO	92 Belper Road Derby DE1 3EQ	Crown reduction in height by 5m and lateral spread by 2m of a Beech tree and re-pollarding of a Lime tree protected by Tree Preservation Order no's. 457 and 501	Approval	01/04/2020
20/00173/FUL	Full Application	18 Field Lane Alvaston Derby DE24 0GP	Single storey front/side extension to dwelling house (porch and W.C.) and erection of an outbuilding (garden room)	Approval	01/04/2020
20/00176/FUL	Full Application	27 Clifton Drive Derby DE3 9HS	Single storey side extension to dwelling house (living space, office and W.C.)	Approval	02/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00177/FUL	Full Application	26 Park Road Mickleover Derby DE3 0EL	First floor and single storey rear extensions to dwelling house (living space, bedroom and enlargement of bedroom) and installation of a new window to the first floor side elevation	Approval	01/04/2020
20/00178/ADV	Advertisement Consent	9 - 11 Market Place Derby DE1 3QE	Display of three internally illuminated fascia signs	Refused	03/04/2020
20/00062/FUL	Full Application	42 Chellaston Road Derby DE24 9AE	Formation of a vehicular access	Approval	01/04/2020
20/00180/FUL	Full Application	112 Sancroft Road Derby DE21 7ES	Two storey side extension to dwelling house (garage, snug, bedroom and en-suite)	Approval	29/04/2020
20/00098/FUL	Full Application	4 Hawthorn Avenue Derby DE24 8SA	Single storey rear extension to dwelling house (access room)	Approval	02/04/2020
20/00152/FUL	Full Application	356 Ladybank Road Derby DE3 0TN	Change of use from dwelling house (Use Class C3) to a care home (Use Class C2)	Approval	06/04/2020
20/00185/FUL	Full Application	35 South Avenue Darley Abbey Derby DE22 1FB	Two storey side and single storey front extensions to dwelling house (utility, bedroom, bathroom and enlargement of kitchen/diner)	Approval	08/04/2020
20/00187/FUL	Full Application	2 Mercaston Road Derby DE21 4HU	Change of use from hairdressers (Use Class A1) to a tattoo studio (Sui Generis Use)	Approval	24/04/2020
20/00147/FUL	Full Application	Site Of 52 Sinfin Moor Lane Derby DE73 5SQ	Enlargement of domestic garage pursuant to planning permission Code No. 18/01906/VAR	Approval	02/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00190/CLP	Lawful Development Certificate -Proposed	37 Lime Avenue Breadsall Hilltop Derby DE21 4GD	Installation of a dormer to the rear elevation and roof lights to the front and side elevations	Approval	03/04/2020
20/00204/PNRH	Prior Approval - Householder	89 Brayfield Road Derby DE23 6GT	Single storey rear extension (projecting beyond the rear wall of the original house by 7.5m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not Required	02/04/2020
20/00206/FUL	Full Application	306 Uttoxeter Road Derby DE3 9AG	Single storey front side and rear extensions to dwelling house (porch, car port, utility, living room, bathroom, bedroom and conservatory) and formation of a raised patio area	Approval	06/04/2020
20/00207/FUL	Full Application	Land At The Side Of 187 Warwick Avenue Derby DE23 6HN	Erection of four flats in a three storey building (Use Class C3)	Approval	03/04/2020
20/00210/FUL	Full Application	Units 201, 302, 303 And 304 Intu Centre Traffic Street Derby DE1 2PQ	Change of use of part of unit 201 and unit 301 from restaurant/cafe (Use Class A3) to assembly and leisure (Use Class D2). The change of use of units 302, 303 and 304 from retail (Use Class A1) to assembly and leisure (Use Class D2) and the use of infilled void area above units 204-205 for assembly and leisure (Use Class D2)	Approval	07/04/2020
20/00194/FUL	Full Application	74 Park Grove Derby DE22 1HF	Single storey side/rear extension to dwelling house (family space, living room, utility and shower room)	Approval	16/04/2020
20/00211/FUL	Full Application	19 White Street Derby DE22 1HB	Single storey side/rear extension to dwelling house (enlargement of kitchen/utility) and installation of a dormer and decking to the rear elevation	Approval	23/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00040/FUL	Full Application	12 Jubilee Road Derby DE24 9FG	Single storey side extension to dwelling house (office, W.C. and enlargement of kitchen/dining area)	Approval	06/04/2020
20/00216/CLP	Lawful Development Certificate -Proposed	55 Wilson Street Derby DE1 1PL	Infilling of an undercroft to create habitable rooms	Approval	03/04/2020
20/00218/FUL	Full Application	25 Elgin Avenue Derby DE23 3SE	Two storey side and single storey front and rear extensions to dwelling house (bedroom, W.C., porch, living space, kitchen/dining area, utility, two en-suites and enlargement of two bedrooms)	Approval	07/04/2020
20/00222/FUL	Full Application	5 Siddons Street Derby DE24 0EU	Two storey side and rear and first floor rear extensions to dwelling house (garage, kitchen, bathroom and two bedrooms)	Approval	07/04/2020
20/00224/TPO	Works to a tree with a TPO	Derby Grammar School Rykneld Road Derby DE23 4BX (adjacent To Frampton Gardens)	Felling of six Lombardy Poplar trees and removal of a branch from one Lombardy Poplar tree. Crown clean to all remaining trees protected by Tree Preservation Order no. 78	Approval	15/04/2020
20/00227/FUL	Full Application	46 Harewood Road Derby DE22 2JN	Single storey side and rear extensions to dwelling house (shower room, utility and enlargement of kitchen/dining area)	Approval	24/04/2020
20/00230/FUL	Full Application	Land At The Side And Rear Of 192 Blagreaves Lane Derby DE23 1PU	Erection of a dwelling house (Use Class C3)	Refused	09/04/2020
20/00232/FUL	Full Application	60 South Avenue Littleover Derby DE23 6BB	Two storey side and single storey rear extensions to dwelling house (living/kitchen/dining area, store, bedroom, en-suite and enlargement of lounge)	Approval	08/04/2020
20/00233/FUL	Full Application	44 Arnold Street	Change of use from a small house in multiple	Application	14/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE22 3EU	occupation (Use Class C4) to a seven bedroom, seven occupant house in multiple occupation (Sui Generis Use) together with single storey rear extensions	Withdrawn	
20/00236/FUL	Full Application	85 Macklin Street Derby DE1 1LF	Retention of the installation of an ATM	Approval	09/04/2020
20/00237/ADV	Advertisement Consent	85 Macklin Street Derby DE1 1LF	Retention of the installation of an internally illuminated ATM surround	Approval	09/04/2020
20/00066/FUL	Full Application	61 Ashworth Avenue Derby DE21 6RQ	Single storey rear extension to dwelling house (bedroom and bathroom)	Approval	06/04/2020
20/00241/FUL	Full Application	2 Crossdale Grove Derby DE21 2QZ	Erection of a boundary wall/fence	Approval	15/04/2020
20/00245/TPO	Works to a tree with a TPO	Old School House 104 Stepping Lane Derby DE1 1GJ	Pollarding of two Lime trees and thirteen London Plane trees protected by Tree Preservation Order No. 300	Approval	16/04/2020
20/00050/ADV	Advertisement Consent	Costa Coffee Wyvern Retail Park Wyvern Way Derby DE21 6NZ	Display of various signage	Approval	06/04/2020
20/00097/FUL	Full Application	11 Diamond Drive Derby DE21 2JU	Single storey side and rear extensions to dwelling house (store, utility and sitting/dining room)	Approval	09/04/2020
20/00242/TPO	Works to a tree with a TPO	1 Whitaker Gardens Derby	Felling of a Horse Chestnut tree protected by Tree Preservation Order no. 278	Approval	19/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 6AW			
20/00251/TPO	Works to a tree with a TPO	5 Bramley Close Derby DE21 2XQ	Crown reduction by 1.5m, crown raise to 3m and cutting back of branches by 2.5-3m of an Oak tree protected by Tree Preservation Order no. 31	Approval	19/04/2020
20/00252/CLP	Lawful Development Certificate -Proposed	11 Chatsworth Drive Derby DE3 9HF	Single storey side extension to dwelling (enlargement of bathroom and kitchen)	Approval	22/04/2020
20/00253/FUL	Full Application	9 Palatine Grove Derby DE23 3RR	First floor front extension to dwelling house (bedroom) and installation of a new window to the first floor side elevation	Approval	09/04/2020
20/00259/FUL	Full Application	Land At Chequers Road Derby	Formation of a vehicular access road	Approval	09/04/2020
20/00260/CAT	Works to Trees in a Conservation Area	7 Maplebeck Court Derby DE1 3TF	Felling of a Goat Willow tree and a Leylandii Cypress tree within the Little Chester Conservation Area	Approval	02/04/2020
20/00191/FUL	Full Application	Roman House Friar Gate Derby DE1 1AP	Change of use of part of first floor from office (Use Class B1(a)) to a flat in multiple occupation (Use Class C4) and installation of an external staircase	Approval	23/04/2020
20/00229/TPO	Works to a tree with a TPO	Royal Derby Hospital Uttoxeter Road Derby DE22 3NE	Various works to trees protected by Tree Preservation Order No. 330	Approval	19/04/2020
20/00267/TPO	Works to a tree with a TPO	111 Duffield Road Derby DE22 1AE	Crown reduction by 2m of a Beech tree and deadwood and remove broken branches from a Cedar tree protected by Tree Preservation Order Nos 512 and 443	Approval	22/04/2020
20/00270/CAT	Works to Trees in a	111 Duffield Road	Crown reduction by 1m of a Ginko tree and	Approval	06/04/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
	Conservation Area	Derby DE22 1AE	crown reduction by 1m in height and 0.5m in spread of a Portugese Laurel tree within the Strutts Park Conservation Area		
20/00165/FUL	Full Application	74 - 90 Pear Tree Road Derby DE23 6QA	Alteration to access to include re-location of the boundary gate and formation of a new vehicular access	Approval	09/04/2020
20/00271/FUL	Full Application	11 Charles Avenue Derby DE21 7AJ	Single storey front and side extensions to dwelling house (covered way, store, W.C., and utility)	Approval	22/04/2020
20/00273/PNRT	Prior Approval - Telecommunications	Land In Front Of Access Self Storage Osmaston Park Road Derby DE24 8BT	Installation of 20m monopole, together with ground based equipment cabinents and ancillary development	Approval	06/04/2020
20/00278/VAR	Variation of Condition	Laverstoke Court Peet Street Derby DE22 3NT	Change of use from student accommodation (Sui Generis Use) to a hostel (Sui Generis Use)- removal of condition no. 7 of previously approved planning permission Code No. 05/17/00698 to permit no pedestrian improvement works	Approval	02/04/2020
20/00282/PNRT	Prior Approval - Telecommunications	Land In Front Of Shops Devonshire Drive Derby	Installation of 20m monopole, together with ground based equipment cabinets and ancillary development	Refused	19/04/2020
20/00238/FUL	Full Application	39 Hill Cross Avenue Derby DE23 1FW	Single storey rear extension to dwelling house (utility and kitchen/dining area) with rooms in the roof space (bedroom and en-suite) and erection of an outbuilding (garage)	Approval	20/04/2020
20/00247/FUL	Full Application	78 Hillsway Littleover Derby	Single storey side extension to dwelling house (utility room and W.C.)	Approval	20/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 3DX			
20/00280/PNRT	Prior Approval - Telecommunications	Land In Front Of Reckitt Benckiser Sinfin Lane Derby	Installation of 20m monopole, together with ground based equipment cabinets and ancillary development	Prior Approval Approved	10/04/2020
20/00285/FUL	Full Application	111 Warwick Avenue Derby DE23 6HJ	Single storey rear extension to dwelling house (kitchen/diner/lounge)	Approval	20/04/2020
19/01702/ADV	Advertisement Consent	Morrisons Wheatcroft Way Derby DE21 4RY	Display of various signage	Approval	29/04/2020
20/00262/FUL	Full Application	7A Cummings Street Derby DE23 6WX	Extension and alterations to storage building to form two flats (Use Class C3)	Approval	20/04/2020
20/00284/TPO	Works to a tree with a TPO	143 Whitaker Road Derby DE23 6AQ	Felling of a Pine tree protected by Tree Preservation Order No. 280	Approval	23/04/2020
20/00289/FUL	Full Application	9 Jubilee Business Park Jubilee Parkway Derby DE21 4BJ	Change of use from trade counter/storage to a mixed use comprising of a cafe/restaurant with takeaway (Use Classes A3 and A5) on the ground floor and offices (Use Class B1) on the first floor including installation of a new door to the rear elevation	Approval	23/04/2020
20/00298/FUL	Full Application	3 Ullswater Drive Derby DE21 7JY	Two storey side and single storey front extensions to dwelling house (snug/family area, w.c., bedroom and en-suite)	Approval	27/04/2020
20/00069/TPO	Works to a tree with a TPO	Darren Bywater Dental Care 2 Main Avenue Derby	Crown reduction by 3m and crown thin by 30% of a Beech tree protected by Tree Preservation Order no. 555	Approval	27/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE22 2EF			
20/00281/FUL	Full Application	11 Drysdale Road Derby DE3 0PR	Single storey front and side/rear extensions to dwelling house (porch and bedroom/snug)	Approval	20/04/2020
20/00301/PNRJ	Prior Approval - Offices to Residential	Marlborough House 2 Charnwood Street Derby DE1 2GT	Change of use from offices (Use Class B1) to six flats (Use Class C3)	Prior Approval Approved	28/04/2020
20/00302/PNRH	Prior Approval - Householder	325 Osmaston Park Road Derby DE24 8DA	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.6m, height to eaves 2.4m)	Prior Approval Not Required	06/04/2020
20/00305/LBA	Listed Building Consent - Alterations	Kings Crescent Apartments Edward Street Derby DE1 3FF	Alterations to the existing boundary wall including reduction in height to sections and formation of a new gate opening	Approval	24/04/2020
20/00308/FUL	Full Application	Land At The Rear Of 41 Chellaston Road Derby DE24 9AD (access Off Allen Street)	Erection of a dwelling house (Use Class C3)	Refused	23/04/2020
20/00309/FUL	Full Application	18 Ravenscroft Drive Derby DE21 6NX	Single storey side extension to dwelling house (utility room, w.c and enlargement of kitchen)	Approval	27/04/2020
20/00311/FUL	Full Application	6 Arleston Street Derby DE23 8WG	External hard landscaping works to the front and side elevation to include the formation of a new retaining wall and installation of a platform lift	Approval	20/04/2020
20/00294/FUL	Full Application	89 Thackeray Street	Two storey side and single storey front and	Approval	23/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		Derby DE24 9GZ	rear extensions to dwelling house (porch, sitting room, kitchen/dining area, utility, bedroom and ensuite)		
20/00295/TPO	Works to a tree with a TPO	The Vicarage Kings Croft Derby DE22 2FN	Crown reduction of three Lime trees including removal of deadwood and epicormic growth protected by Tree Preservation Order No. 100	Approval	30/04/2020
20/00297/FUL	Full Application	1 Bosworth Avenue Derby DE23 1LE	Single storey rear extension to dwelling house (enlargement of kitchen and bedroom) - amendment to previously approved planning permission 19/01417/FUL to increase the width of the extension	Approval	24/04/2020
20/00312/DISCLB	Compliance/Discharge of Condition LB	10 Cornhill Derby DE22 2FT	Alterations to include the retention of the re-building of a stud wall, cleaning of internal beams, opening of fireplaces, formation of a ground floor w.c. and utility room, re-positioning of boiler with a new flue outlet, laying of a floor and alterations to the stair well. Replacement of the existing cement render with lime render, replacement of roof light, door and window, re-opening of a window and installation of a window - discharge of conditions 2 and 5 of previously approved permission 19/00182/LBA	Discharge of Conditions Complete	02/04/2020
20/00313/FUL	Full Application	The Close Snelsmoor Lane Derby DE73 6TQ	Two storey side and single storey rear extensions to dwelling house (living/kitchen area, swimming pool, bedroom and en-suite) and installation of dormers to the rear elevation and timber and concrete cladding - amendments to previously approved planning permission 19/01757/FUL to reduce the scale of the roof extension and change the design of the swimming pool enclosure	Approval	24/04/2020
20/00315/PNRH	Prior Approval - Householder	2 Nevinston Avenue Derby	Single storey rear extension (projecting beyond the rear wall of the original house by	Prior Approval Not Required	06/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE23 1GT	6m, maximum height 3m, height to eaves 3m)		
20/00319/VAR	Variation of Condition	74 Burlington Way Derby DE3 9BD	Two storey side and single storey rear extensions to dwelling house (garage, utility, kitchen/dining/family space, bedroom and en-suite) - variation of condition 2 of previously approved planning permission 19/00057/FUL to amend the roof lanterns, roof edge and amend the fascia to the rear flat roof single storey extension	Approval	30/04/2020
20/00320/DEM	Demolition - Prior Notification	Mickleover Primary School Vicarage Road Mickleover Derby DE3 0EY	Demolition of a two storey classroom block	Refused	27/04/2020
20/00333/FUL	Full Application	15 Brayfield Road Derby DE23 6LD	Single storey side extension to dwelling house (laundry, W.C .and and store room)	Approval	24/04/2020
20/00338/NONM	Non-Material Amendment	3 Hollowood Avenue Derby DE23 6JD	Two storey side and single storey front and rear extensions to dwelling house (two porches, garage, utility, two en-suites and enlargement of kitchen, lounge and bedroom) and installation of a canopy to the front elevation - non-material amendment to previously approved planning permission 19/00588/FUL to reduce the size of the rear extension, amend the design, include a roof light and amend the design of the first floor rear elevation window	Approval	01/04/2020
20/00353/DEM	Demolition - Prior Notification	Former Firs Centre Amy Street Derby DE22 3PH	Demolition of a two storey building	Approval	07/04/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00268/PNRH	Prior Approval - Householder	26 Repton Avenue Derby DE23 6JN	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 2.7m)	Prior Approval Not Required	09/04/2020
20/00328/PNRH	Prior Approval - Householder	17 Freeman Avenue Derby DE23 1JU	Single storey rear extension (projecting beyond the rear wall of the original house by 4.9m, maximum height 3.5m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	09/04/2020
20/00350/PNRH	Prior Approval - Householder	130 Littleover Lane Derby DE23 6JL	Single storey rear extension (projecting beyond the rear wall of the original house by 3.64m, maximum height 4m, height to eaves 3m) to dwelling house	Prior Approval Not Required	10/04/2020
20/00351/FUL	Full Application	Land At The Side Of 38 Farnway Derby DE22 2BQ	Erection of a dwelling (Use Class C3)	Approval	30/04/2020
20/00345/FUL	Full Application	72 Radbourne Street Derby DE22 3HB	Single storey side and rear extensions to dwelling house (reception room and communal living area) and raising of the roof height to form rooms in the roof space (two bedrooms and ensuites)	Approval	30/04/2020
20/00372/PNRH	Prior Approval - Householder	30 Queensgate Drive Derby DE73 5NW	Single storey rear extension (projecting beyond the rear wall of the original house by 4.6m, maximum height 3.5m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	15/04/2020
20/00387/CAT	Works to Trees in a Conservation Area	44 Belper Road Derby DE1 3EN	Various works to trees within Strutts Park Conservation Area	Raise No Objection	30/04/2020



## Delegated decisions made between Between 01/05/2020 and 31/05/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
0020/00265/TPO	Works to a tree with a TPO	Fairway Service Station Uttoxeter Road Derby DE3 9GE	Removal of deadwood and epicormic growth and crown lift to 2.4m of branches overhanging the garage parking area of an Oak tree protected by Tree Preservation Order no. 451	Approval	22/05/2020
05/18/00700	Full Application	Land At 96 Wood Road Chaddesden Derby	Erection Of A Bungalow (Use Class C3)	Application Withdrawn	11/05/2020
19/00033/FUL	Full Application	Site Of 12 Louvain Road Derby DE23 6BZ	Demolition of bungalow and erection of 12 apartments	Approval	18/05/2020
19/00391/DISC	Compliance/Discharge of Condition	30 - 31 Friar Gate Derby DE1 1BU	Repair Works To The Listed Building, Installation Of A New Shopfront And Erection Of New Access Block To The Rear Of The Existing. Erection Of A New Detached Apartments Building To The Rear Of The Site - Discharge of condition 3 of previously approved application code No. DER/02/17/00227	Discharge of Conditions Complete	26/05/2020
19/00479/DISC	Compliance/Discharge of Condition	30 - 31 Friar Gate Derby DE1 1BU	Repair works to the listed building, Installation of a new shopfront and erection of new access block to the rear of the existing. Erection of a new detached apartments building to the rear of the site - discharge of conditions 3, 4, 5, 6 and 7 of previously approved permission DER/02/17/00227	Discharge of Conditions Complete	26/05/2020
19/00480/DISC	Compliance/Discharge of Condition	30 - 31 Friar Gate Derby DE1 1BU	Change of Use to mixed use on ground floor (retention of retail use (Use Class A1) and Use Class A2 and A3, with residential units on the	Discharge of Conditions Complete	26/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			Upper Floors (8 Units). Installation of a new shopfront and extensions to form new access to the rear of the existing building. Erection of two storey building to rear to form four further residential units. (12 Units in total) - Discharge of conditions 4, 5, 6, 7, 8, 9 and 10 of previously approved permission DER/02/17/00226		
19/01016/FUL	Full Application	The Cavendish Walbrook Road Derby DE23 8SB	Single storey front extension to shop (display area)	Approval	01/05/2020
19/01302/FUL	Full Application	Garages South Of 12 Loscoe Road Derby	Demolition of eight garages. Erection of ten replacement garages and change of use of footpath to residential curtilage (Use Class C3)	Approval	21/05/2020
19/01492/FUL	Full Application	Site Of 34 Morley Road Derby DE21 4QU	Demolition of bungalow. Erection of four dwellings (Use Class C3)	Refused	01/05/2020
19/01623/DISC	Compliance/Discharge of Condition	Site Of Former 93-95 Wiltshire Road Derby DE21 6FB	Residential Development (Two Dwellings) - Approval Of Reserved Matters Of Access, Appearance, Landscaping, Layout And Scale Under Outline Permission Code No. DER/02/17/00196 - Discharge of conditions 2 & 3 of previously approved application code No. DER/05/18/00656	Discharge of Conditions Complete	15/05/2020
19/01649/FUL	Full Application	254 Abbey Street Derby DE22 3SW	Change of use from offices to six residential units (Use Class C3) including installation of a new window	Approval	05/05/2020
19/01685/FUL	Full Application	150 Warwick Avenue Derby DE23 6HL	Two storey rear and single storey side and rear extensions to dwelling house (wet room, utility, lounge, kitchen and bedroom) and installation of a dormer to the rear elevation	Approval	18/05/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01713/FUL	Full Application	41 Littleover Lane Derby DE23 6JH	Single storey side and rear extensions to dwelling house (porch and enlargement of sitting room)	Approval	13/05/2020
19/01760/FUL	Full Application	Highway Verge Atchison Gardens Derby	Formation of seven parking bays	Approval	26/05/2020
19/01787/FUL	Full Application	Land Between Cheviot Street And Kingsway Park Close Derby DE22 3FP	Provision of a data centre (Use Class B8) together with the installation of 12 air conditioning units and two generators contained within an outdoor compound	Approval	05/05/2020
20/00017/FUL	Full Application	96 Wood Road Chaddesden Derby DE21 4LZ	Single storey side and rear extensions to retail unit (retail space, w.c's and storage)	Approval	20/05/2020
20/00026/FUL	Full Application	14 Kingsley Road Derby DE22 2JJ	Single storey side and rear extensions to dwelling house (store, utility, sitting area and kitchen)	Approval	13/05/2020
20/00117/FUL	Local Council Own Development Reg 3	Surface Car Park Carrington Street Derby	Erection of a two storey school/nursery building with roof terraces (Use Class D1) and associated operational development and boundary treatments	Approval	11/05/2020
20/00179/FUL	Full Application	14 Greenfields Avenue Derby DE23 3EP	Two storey side and single storey front extensions to dwelling house (porch, lounge/dining area, bedroom and en-suite) and installation of a dormer to the rear elevation	Approval	20/05/2020
20/00184/FUL	Full Application	103 Uttometer Road Derby DE3 9GF	First floor side and single storey side/rear extensions to dwelling house (bedroom, bathroom, living space, w.c., and enlargement	Approval	12/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			of kitchen)		
20/00186/FUL	Full Application	2 Holt Avenue Derby DE24 0LS	Alterations to dwelling to include raising of the roof height to create a second storey, a two storey side/rear extension and erection of an outbuilding (storage)	Approval	29/05/2020
20/00201/FUL	Full Application	25 Charnwood Street Derby DE1 2GU	Change of use of building from a 'hub building' for various support services (sui generis use) and offices to a house in multiple occupation (Use Class C4)	Approval	13/05/2020
20/00203/CAT	Works to Trees in a Conservation Area	St Christophers Court Ashbourne Road Derby DE22 3FY	Various works to trees within the Friar Gate Conservation Area	Approval	05/05/2020
20/00205/ADV	Advertisement Consent	The White Horse 25 Morledge Derby DE1 2AW	Display of various signage	Approval	07/05/2020
20/00217/FUL	Full Application	19 Highfield Lane Derby DE21 6PG	Change of use from a bed and breakfast (Use Class C1) to a dwelling house (Use Class C3)	Approval	06/05/2020
20/00228/PNRT	Prior Approval - Telecommunications	Telecommunications Mast At Junction With Elvaston Lane Shardlow Road Derby	Installation of 20m monopole, equipment cabinets and ancillary development	Prior Approval Approved	22/05/2020
20/00234/FUL	Full Application	21 Highfield Cottages Highfield Lane Derby DE21 6PR	Installation of three replacement windows to the front elevation	Approval	01/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00244/PNRT	Prior Approval - Telecommunications	Telecommunication Mast Harvey Road Derby DE24 0EL	Installation of 20m monopole, equipment cabinets and ancillary development	Refused	29/05/2020
20/00246/DISC	Compliance/Discharge of Condition	65 Otter Street Derby DE1 3FD	Installation of a replacement ground floor bay window to the front elevation and erection of a replacement boundary wall - Discharge of condition 3 of previously approved application code No. 19/01132/FUL	Discharge of Conditions Complete	12/05/2020
20/00248/FUL	Full Application	27 Murray Street Derby DE24 8RP	Two storey side extension to dwelling house (garage/store, kitchen, utility, W.C., bedroom and en-suite) and alterations to the existing conservatory	Approval	05/05/2020
20/00249/LBA	Listed Building Consent - Alterations	Convent Of Mercy 11 Bridge Gate Derby DE1 3AU	Retrospective consent for removal of an altarpiece and table from first floor former chapel	Approval	13/05/2020
20/00256/FUL	Local Council Own Development Reg 3	Mickleover Primary School Vicarage Road Mickleover Derby DE3 0EY	Erection of a single storey classroom block	Approval	13/05/2020
20/00257/FUL	Full Application	Springfield Primary School West Road Derby DE21 7AB	Erection of a classroom block, boundary fence and restoration of playing field	Approval	26/05/2020
20/00266/FUL	Full Application	Junction Tavern 12 Junction Street Derby DE1 1LX	Change of use from public house and flat (Use Classes A4 and C3) to eight bedsits (Use Class C3) including rear extensions and alterations to the elevations	Approval	04/05/2020
20/00269/FUL	Full Application	9 Woodhurst Close Derby	Two storey side extension to dwelling house (playroom, utility, W.C., bedroom and en-	Approval	13/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
		DE21 4SG	suite)		
20/00272/FUL	Full Application	4 Edward Avenue Derby DE21 6SQ	Two storey side and first floor rear extensions to dwelling house (undercroft, bedroom and enlargement of bedroom)	Approval	05/05/2020
20/00275/FUL	Full Application	139 Blenheim Drive Derby DE22 2LH	Two storey side and single storey rear extensions to dwelling house (store, W.C., utility, snug/dining area, bedroom and en-suite)	Approval	01/05/2020
20/00279/FUL	Full Application	Sunglow 11 Chevin Road Derby DE1 3EX	Installation of solar panels	Refused	20/05/2020
20/00288/FUL	Full Application	19 The Green Allestree Derby DE22 2RH	Two storey rear extension to dwelling house (dining room, sitting area, two bedrooms and ensuite)	Approval	13/05/2020
20/00291/FUL	Full Application	124 Mansfield Road Derby DE1 3RA	Installation of a replacement door to the front elevation	Approval	12/05/2020
20/00304/FUL	Full Application	9 Broughton Avenue Derby DE23 6JA	Single storey rear extension to dwelling house (W.C. and enlargement of sun room) and alterations to the raised patio area to the rear elevation	Approval	13/05/2020
20/00306/FUL	Full Application	3 Elm Grove Chaddesden Derby DE21 6SF	Two storey side extension to dwelling house (lobby, W.C. and living space)	Approval	28/05/2020
20/00316/FUL	Full Application	Suite 4 Wentworth House Vernon Gate Derby DE1 1UR	Change of use from education and training (Use Class D1) to offices (Use Class B1)	Approval	21/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00318/FUL	Full Application	2 Redland Close Derby DE24 9PR	Two storey side and single storey rear extensions to dwelling house (lobby, shower room, ensuite and enlargement of kitchen/dining area and bedroom)	Approval	13/05/2020
20/00323/FUL	Full Application	165 Chaddesden Park Road Derby DE21 6HP	Single storey side/rear extension to dwelling house (living space)	Approval	06/05/2020
20/00324/OUT	Outline Application	Land At The Rear Of 76 Station Road Mickleover Derby DE3 9GJ	Residential development (one dwelling house)	Refused	13/05/2020
20/00326/CLP	Lawful Development Certificate -Proposed	102 Watson Street Derby DE1 3SP	Single storey side extension to dwelling house (enlargement of kitchen/utility room)	Approval	05/05/2020
20/00329/FUL	Full Application	15A Friar Gate Derby DE1 1BU	Retention of the installation of an ATM	Refused	13/05/2020
20/00330/ADV	Advertisement Consent	15A Friar Gate Derby DE1 1BU	Retention of the display of an internally illuminated ATM surround and sign	Refused	13/05/2020
20/00332/FUL	Full Application	13 Powell Street Derby DE23 6PL	Two storey side/rear and single storey rear extensions to dwelling house (enlargement of kitchen/dining area and bedroom)	Approval	29/05/2020
20/00334/FUL	Full Application	4 Pickering Rise Derby DE21 4GS	Two storey side extension to dwelling house (study, bathroom, kitchen, two bedrooms and en-suite) with single storey canopy and	Approval	14/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			alterations to the front bay window design		
20/00335/FUL	Full Application	15 Simcoe Leys Derby DE73 6XL	Single storey side and rear extensions to dwelling (bedroom, bathroom and kitchen/dining area) and installation of a canopy to the front elevation	Approval	05/05/2020
20/00337/FUL	Full Application	2 Willowtree Drive Derby DE21 4TL	Single storey rear extension to dwelling house (enlargement of kitchen/dining area)	Approval	04/05/2020
20/00347/TPO	Works to a tree with a TPO	44 Highfield Road Derby DE22 1GZ	Crown reduction by 1-2m and crown lift to 5.2m on the road side of four Yew trees protected by Tree Preservation Order No 258	Approval	07/05/2020
20/00348/TPO	Works to a tree with a TPO	6 Spinneybrook Way Derby DE3 0DQ	Felling of a Cherry tree and crown reduction by 2m of a Maple tree protected by Tree Preservation Order No 221	Approval	12/05/2020
20/00354/FUL	Full Application	Outbuilding At The Rear Of 61 Clarence Road Derby DE23 6LN	Extensions and alterations to include raising of the wall height and installation of new windows to form one flat (use class C3) - amendments to previously approved planning permission 19/00245/FUL to render the building Installation of render	Approval	04/05/2020
20/00355/TPO	Works to a tree with a TPO	16 Park Lane Littleover Derby DE23 6FX	Various works to trees protected by Tree Preservation Order no. 127	Approval	08/05/2020
20/00359/FUL	Full Application	22 Bank View Road Derby DE22 1EJ	Two storey side and single storey front and rear extensions to dwelling house (porch, study, W.C., utility, kitchen/dining area and two bedrooms)	Approval	27/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00361/FUL	Full Application	11 The Parade Uttoxeter Road Derby DE3 0GB	Installation of a new shop front	Approval	06/05/2020
20/00363/PNRT	Prior Approval - Telecommunications	Telecommunications Mast At East End Of Merrill Way Derby	Installation of 20m monopole with ground based equipment cabinets and ancillary development	Approval	07/05/2020
20/00366/TPO	Works to a tree with a TPO	Derby Grammar School Rykneld Road Derby DE23 4BX	Removal of lower branches to give 5m clearance of the road and cutting back of branches on the road side by 1.5-2m of five trees protected by Tree Preservation Order no. 78 to be carried out over a 10 year period	Approval	12/05/2020
20/00368/FUL	Full Application	Land Corner Of Uttoxeter Road And Limes Avenue Mickleover Derby DE3 0DA	Installation of a mezzanine floor, external plant and an amendment to the door locations to Units 1-2 of previously approved planning permission Code No. 03/18/00477 to form gymnasium/fitness suite (Use Class D2)	Approval	04/05/2020
20/00369/FUL	Full Application	97 Station Road Chellaston Derby DE73 5TA	Single storey rear extension to dwelling house (kitchen and dining area)	Approval	05/05/2020
20/00373/FUL	Full Application	21 Franklyn Drive Derby DE24 0FR	Single storey rear extension to dwelling house (orangery)	Approval	13/05/2020
20/00374/FUL	Full Application	9 Warwick Avenue Derby DE23 8DA	Single storey front extension to dwelling house (porch) and installation of a dormer to the rear elevation together with the erection of an outbuilding (annexe accommodation)	Approval	19/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00375/ADV	Advertisement Consent	11 London Road Derby DE1 2NS	Display of two internally illuminated fascia signs	Approval	13/05/2020
20/00377/FUL	Full Application	2 Crystal Close Derby DE3 0BP	Single storey rear extension to dwelling house (kitchen and dining area) with balcony over	Approval	05/05/2020
20/00378/OUT	Outline Application	137 Allestree Lane Derby DE22 2PG	Residential development (one dwelling)	Invalid - Finally Disposed of	19/05/2020
20/00382/FUL	Full Application	Tesco Kipling Drive Derby DE3 9NH	Installation of refrigeration plant and gas cooler in a compound	Approval	29/05/2020
20/00389/FUL	Full Application	Telecommunications Mast Royal Derby Hospital Uttoxeter Road Derby DE22 3NE	The removal and replacement of the existing 15m high monopole with a new 20m high monopole, the removal and replacement of the existing three antennas with six antennas, the removal of one existing cabinet and the addition of two new cabinets and the installation of ancillary equipment.	Approval	14/05/2020
20/00390/FUL	Full Application	6 Riddings Derby DE22 2GB	Single storey rear extension to dwelling house (kitchen/dining/sitting area)	Approval	04/05/2020
20/00391/FUL	Full Application	Land Adjacent To 22 Farnway Derby DE22 2BP	Erection of a dormer bungalow (Use Class C3) and other on-site operational ground works	Approval	13/05/2020
20/00392/FUL	Full Application	122 Sinfin Avenue Derby DE24 9EZ	Single storey side and rear extensions to dwelling (enlargement of hall, bathroom and kitchen)	Approval	13/05/2020
20/00393/FUL	Full Application	32 Kedleston Street Derby DE1 3SX	Change of use from Bakery to Tanning Salon (Sui Generis Use)	Approval	14/05/2020



Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00395/VAR	Variation of Condition	Site Of 39 Penny Long Lane Derby DE22 1AX	Substitution of house type Plot 3 - variation of condition 2 of previously approved planning permission Code No.19/00543/FUL to amend the approved plans	Approval	19/05/2020
20/00396/FUL	Full Application	23 East Croft Avenue Derby DE23 1NL	Installation of dormer window on the rear elevation to form rooms within the roofspace (bedroom)	Approval	14/05/2020
20/00400/FUL	Full Application	2 Newdigate Street Derby DE23 8UY	Two storey rear extension to create one additional flat (Use Class C3) together with the installation of render	Approval	28/05/2020
20/00402/FUL	Full Application	Walter Evans Church Of England Primary School Darley Abbey Drive Derby DE22 1EF	Single storey extension to school (classroom) and reconfiguration of internal space.	Approval	06/05/2020
20/00403/FUL	Full Application	9 Church Lane Darley Abbey Derby DE22 1EW	Two storey side extension and roof alterations to dwelling house (three bedrooms and two en-suites)	Approval	06/05/2020
20/00404/FUL	Full Application	26 Victoria Street Derby DE1 1ES	Change of use of first and second floors from office (Use Class B1) to a tattoo studio (Sui Generis Use)	Approval	19/05/2020
20/00406/FUL	Full Application	212 Burton Road Derby DE23 6AA	Change of use from dwelling house (Use Class C3) to a 10 bedroom house in multiple occupation (Sui Generis Use) including a two storey rear extension	Approval	28/05/2020
20/00410/FUL	Full Application	The Old Hall 5 Orchard Street Derby DE3 0DF	Erection of outbuildings (garage, store and garden room) and re-roofing of the dwelling house	Refused	27/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
20/00414/FUL	Full Application	30 Melbourne Close Mickleover Derby DE3 9LG	Single storey rear extension (study and W.C.)	Approval	22/05/2020
20/00417/CLP	Lawful Development Certificate -Proposed	14 Sundown Avenue Derby DE23 1GY	Formation of rooms in roof space of dwelling (2 bedrooms and bathroom)	Approval	26/05/2020
20/00419/FUL	Full Application	203 Portland Street Derby DE23 8WP	Two storey rear and single storey front, side and rear extensions to dwelling house (porch, corridor, bathroom, kitchen/dining area and bedroom)	Approval	28/05/2020
20/00424/FUL	Full Application	7 Sycamore Avenue Derby DE22 2HZ	Single storey side and rear extensions to dwelling house (kitchen/diner and utility) including alterations to the existing garage to convert to living space	Approval	26/05/2020
20/00425/TPO	Works to a tree with a TPO	36 And 38 Applemead Close Derby DE21 4QP	Felling of a Lime tree, crown clean and crown reduction to the south side of the canopy to a maximum of 2m of a Sycamore tree, crown reduction to the east side of canopy to a maximum of 2m of Sycamore and Cherry trees (overhanging 36 Applemead Close) protected by Tree Preservation Order no. 149	Approval	27/05/2020
20/00427/PNRH	Prior Approval - Householder	18 Mill Hill Road Derby DE23 6SF	Single storey rear extension (projecting beyond the rear wall of the original house by 5.4m, maximum height 3.94m, height to eaves 2.97m) to dwelling house	Prior Approval Not Required	05/05/2020
20/00428/CLP	Lawful Development Certificate -Proposed	97 Wolfa Street Derby DE22 3SE	Change of use from dwelling house (Use Class C3) to a four bedroom (four occupant) house in multiple occupation (Use Class C4)	Approval	28/05/2020
20/00432/FUL	Full Application	20 Robincroft Road Derby DE22 2FR	Two storey side and two storey and single storey rear extensions to dwelling house (garage, utility, W.C., family room, two bedrooms, en-suite and enlargement of	Approval	05/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			kitchen) and installation of canopy on the front elevation		
20/00433/FUL	Full Application	22 Wollaton Road Derby DE21 4HX	Single storey side and rear extensions to dwelling house (enlargement of kitchen, bedroom, bathroom and living space)	Approval	28/05/2020
20/00437/PNRJ	Prior Approval - Offices to Residential	First Floor Offices Carsington House Park Farm Centre Park Farm Drive Derby DE22 2QQ	Change of use from offices (Use Class B1) to 11 flats (Use Class C3)	Prior Approval Approved	22/05/2020
20/00445/PNRT	Prior Approval - Telecommunications	Land At The Junction Of Stenson Road And Wellesley Avenue Derby	Installation of a 20m high monopole with associated ancillary works	Prior Approval Approved	29/05/2020
20/00450/PNRT	Prior Approval - Telecommunications	Land At The Junction Of Mill Hill Lane And Normanton Road Derby	Erection of a 20m high monopole, equipment cabinets and ancillary development	Prior Approval Approved	22/05/2020
20/00453/PNRH	Prior Approval - Householder	47 Redmires Drive Derby DE73 6XF	Single storey rear extension (projecting beyond the rear wall of the original house by 4.95m, maximum height 3.5m, height to eaves 2.85m)	Prior Approval Not Required	22/05/2020
20/00458/FUL	Full Application	54 Redwood Road Derby DE24 9LA	Single storey rear extension to dwelling house (wet room)	Approval	13/05/2020
20/00460/FUL	Full Application	8 Middleton Avenue Derby DE23 6DL	Two storey side and rear and single storey front and rear extensions to dwelling house (garage, utility, hallway, two bedrooms, en-suite, bathroom and enlargement of	Approval	14/05/2020

Application No:	Application Type	Location	Proposal	Decision	Decision Date
			kitchen/dining area) together with erection of an outbuilding (garden store)		
20/00467/FUL	Full Application	8 Derwent Avenue Derby DE22 2DQ	First floor side extension to dwelling house (bedroom and en-suite)	Approval	14/05/2020
20/00472/NONM	Non-Material Amendment	372 Stenson Road Derby DE23 1HF	Single storey rear extension to dwelling house (utility and enlargement of kitchen) -non material amendment to previously approved planning permission 18/01708/FUL to increase the height of the extension	Approval	21/05/2020
20/00498/DISC	Compliance/Discharge of Condition	Stone Lea Apartments 35 - 37 Stenson Road Derby DE23 1JD	Erection Of 2 Maisonettes (Use Class C3) - Discharge of condition nos 3 and 4 of previously approved permission DER/06/14/00875	Discharge of Conditions Complete	22/05/2020
20/00553/TCOU	Temporary COU (from 30/05/2013)	Nandos, Unit 2 15 - 16 Market Place Derby DE1 3QE	Use of restaurant (Use Class A3) for the provision of takeaway food (Use Class DA) under temporary legislation valid until 23 March 2021	Prior Approval Not Required	20/05/2020