

Responses to Publicity

The petition referred to in the report on the restaurant facility includes a reason for the objection as being light pollution from the signage. Several other letters of objection have also commented that there can be no justification for the uprooting of trees in the National Forest solely for the erection of a sign.

Structure/Local Plan Policies

The relevant policies are:

Supplementary Planning Guidance (SPG) Display of Advertisements.

Planning Considerations

The main issues central to the determination of this application are:

- The impact of the signage on public safety
- The impact of the signage on amenity

Planning Assessment

In general terms the display of the signage proposed on both the restaurant facility and within its immediate curtilage is acceptable, and complies with Supplementary Planning Guidance, as it would neither adversely affect the amenity of the area or be detrimental to highway safety.

Given the redesign and resiting of the free standing sign on the Civic Way frontage, this element of the application is also now acceptable.

Recommendation

GRANT express consent.

1. The intensity of illumination shall not exceed 700 candelas/sq.m.

Reason: To preserve amenity and prevent danger to road users.

2. Notwithstanding the originally submitted details, this consent shall relate to the amended drawing nos. 2089/09/A and 2089/07/B.

Reason: For the avoidance of doubt, the original submission being considered unacceptable.

3. No part of the development shall be carried out until precise details, specifications and samples of the facing materials to be used in the construction of the external walls and roof of the free standing sign on the Civic Way frontage have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

Item **A5**

Reg. No. **9 2001 0041 F**

Applicant:

A Randall
Glebe House - 9, Ashby Road
Ticknall
Derby
DE731JJ

Agent:

C. Greehhalgh
Mr. C. Greenhalgh
Building Design
46 Wellfield Road
Alrewas
Burton On Trent

Proposal: **The conversion into self contained living accommodation of the detached store/garage at Glebe House - 9 Ashby Road Ticknall Derby**

Ward: **Ticknall**

Valid Date: **17/01/2001**

Site Description

The application site comprises a small group of outbuildings that are located within the curtilage of a detached dwelling, that is located within the village confines of Ticknall as defined in the South Derbyshire Local Plan.

The buildings, the subject of this application, are located close to the entrance to the property with Ashby Road.

The site is located within the Ticknall conservation area.

Proposal

The applicant seeks consent to convert an outbuilding into ancillary accommodation to the main dwelling unit.

The accommodation would comprise an entrance hall, kitchen, bathroom and living area downstairs with a single bedroom above.

No enlargement of the buildings is proposed.

The application has been amended to address a number of design matters that have been raised with the applicant's agent. These included more sympathetic treatment of openings in the building and the removal of a flue originally proposed in the roof of the unit.

Planning History

There is no planning history relating to the buildings, the subject of this application.

Responses to Consultations

The Parish Council object to the application for the following reasons:

- (i) Many of the none domestic buildings in Ticknall are being converted into domestic accommodation, and,
- (ii) Further development will follow on the site.

The highway authority has no objection providing the accommodation provided is ancillary to the main residential unit.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Environment Policy 9

Local Plan: Environment Policy 12

Planning Considerations

The main issues central to the determination of this application are:

- (i) the principle of additional residential accommodation in relation to the policies of the development plan,
- (ii) the impact of the development on the conservation areas, and,
- (iii) residential amenity.

Planning Assessment

The applicants seek consent to convert an outbuilding, located within the curtilage of their premises, into a residential unit that would be used as ancillary accommodation to the main dwelling house. As the site is located within the confines of Ticknall, as defined in the local plan, the principle of new residential accommodation is, therefore, acceptable.

The new unit has no defined amenity area of its own. However, as it is for ancillary accommodation only, and a condition can be imposed to ensure this, it is acceptable in this case.

The site is located within the Ticknall conservation area. Whilst the originally submitted scheme was not considered acceptable, in terms of its design, in view of this location, the scheme has now been amended such that it is acceptable.

Whilst other residential occupiers are located within the area none of these will be adversely affected by this development.

The comments raised by the Parish Council are noted. However, the fact that none domestic buildings are being converted into residential accommodation is not in itself a reason to refuse this submission whilst the future development of the site, if any, would need to be considered at that time and judged on its own merits

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. The living accommodation hereby permitted shall be occupied solely by members of the household of Glebe House, 9, Ashby Road, Ticknall as shown edged in red on the submitted plan or by domestic staff, and shall not be severed from the main house as a separate and unconnected dwelling.

Reason: Permission is granted in the light of your particular personal circumstances. Although the erection of an extension to provide additional accommodation to be used in conjunction with the existing dwelling is acceptable, the Council would not normally be inclined to allow the formation of a separate residential unit in this locality. Since the extension includes all the domestic facilities necessary for the establishment of a separate self-contained unit, the Council hereby seeks to make it clear that separate occupation is not authorised by this permission.

3. All works of alteration and making good of the existing fabric of the building(s) shall be carried out in matching reclaimed brick and plain clay tiles, samples of which shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the building(s).

4. Pointing of the existing/ proposed building(s) shall be carried out using a lime mortar no stronger than 1:1:6 (cement:lime:yellow sand). The finished joint shall be slightly recessed with a brushed finish in accordance with Derbyshire County Council's advisory leaflet "Repointing of Brick and Stonework".

Reason: In the interests of the appearance of the building(s).

5. A sample panel of pointing 2 metres square or such other area as may be agreed by the Local Planning Authority shall be prepared for inspection and approval in writing by the Local Planning Authority prior to the implementation of any other works of pointing.

Reason: In the interests of the appearance of the building(s) and the locality generally.

6. Windows shall be painted timber in a colour and to a specification which shall have previously been agreed in writing by the Local Planning Authority, and;

- a. be set back from the face of the wall by a minimum of 50 mm,
- b. have segmental brick arches (unless they are located directly underneath the eaves) and unless otherwise agreed by the Local Planning Authority,
- c. be traditionally constructed so that opening casements are flush with the frame (modern EJMA detailing is not acceptable),
- d. have any glazing bars with a maximum overall width of 18mm and a maximum outer nosing width of 5mm,
- e. have a traditional brick/stone/tile cill. Integral timber cills are not acceptable, and
- f. be single glazed unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the building(s), and the character of the area.

7. External doors shall be timber and painted in a colour and to a specification which shall have previously been agreed in writing by the Local Planning Authority and be set back from the face of the wall by a minimum of 50mm, and have segmental brick arches unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the appearance of the building(s) and the character of the area.

8. All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be located inside the building unless specifically agreed in writing by the Local Planning Authority. The type, number and position of heating and ventilation flues outlets shall be agreed in writing with the Local Planning Authority before development is commenced.

Reason: In the interests of the appearance of the building(s) and the character of the area.

9. Gutters shall be cast metal (with cast metal fall pipes) and shall be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.

Reason: In the interests of the appearance of the building(s), and the character of the area.

10. This permission shall relate to the amended drawings received under cover of your agents letter dated 11.06.01 and received in this office on 12.06.01.

Reason: For the avoidance of doubt.

11. Large scale drawings to a minimum Scale of 1:20 of external joinery, including sections, precise construction method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority before building work starts. The external joinery shall be constructed in accordance with the approved drawings.

Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

26/06/2001

Item **A6****Reg. No.** **9 2001 0298 F****Applicant:**

Miss C L Davies
28 Glenmore Drive
Stenson Fields
Derby
DE243HE

Agent:

Miss C L Davies
28 Glenmore Drive
Stenson Fields
Derby
DE243HE

Proposal: **The repositioning of a field access and the erection of a stable block OS Field 3932 Derby Road Stanton-by-Bridge Derby**

Ward: **Melbourne**

Valid Date: **29/03/2001**

Site Description

The site, the subject of this application, is a field adjacent to the A514, sloping steeply downward to the east. A mature hedge forms the roadside boundary. The existing access to the field is located adjacent to Quarry Hill Cottage. The field is presently used for the grazing of the applicant's Shetland ponies.

The site for the stables is located outside the conservation area but the formation of the access would affect land within the designated area.

Proposal

The development would involve the erection of a stable building containing three loose boxes and a tack room. Its overall measurement would be 10.5 m x 6.9 m. The maximum height of the building would be 3 m. The new access would be sited 20 metres to the north of the existing gate, which would be sealed up.

Following discussion with the applicant the proposed siting of the building has altered from the middle of the frontage to the northern corner, which is at a lower level.

Responses to Consultations

The Parish Meeting objects for the following reasons:

- a) The access would be unsafe.
- b) There would be destruction of part of the hedge and bank.

Councillor Harrison comments as follows:

- a) The dimensions, siting, arrangements for effluent disposal, new access, the impact on the highway and neighbouring land, together with the proposed design and construction materials, all give rise to serious concern. These matters should be weighed with care.
- b) A smaller structure, in a less obtrusive position, more sympathetically designed, with better effluent disposal, could well match the wishes and concerns of all the interested parties.

The Highway Authority recommends that the access be located approximately 20 metres north of the existing access to optimise emerging and forward visibility. It is assumed that the existing access would be permanently closed and that the stables would not be used for trade or business purposes.

The Environmental Health Officer comments that there could be nuisance from odour and recommends a condition precluding the burning of waste in the site. Informatives are also recommended to advise the applicant of good practice for effluent disposal and pest control.

Responses to Publicity

10 letters have been received raising the following objections:

- a) The building would be visible from nearby residential property and long standing open views would be interrupted.
- b) Vermin would be encouraged.
- c) The stable may be built higher than permitted, as has been the case with another stable in the village.
- d) There would unnecessary loss of hedgerow to form the new access.
- e) The existing access is safer than the one proposed.
- f) A safer access was refused permission.
- g) The cutting into the bank and breach in the hedge to form the access would be detrimental to the conservation area.
- h) The stable would have an adverse effect on the character and appearance of this part of the village.
- i) There could be increased traffic because it is likely that commercial usage will be introduced as a result of the development.
- j) There would be loss of privacy to adjacent property.
- k) Surface water and effluent run-off could have an adverse impact on the adjacent field.
- l) There would be loss of light to crops in the adjacent field.
- m) Priority should be given to local residents.
- n) There would be odour nuisance from waste.
- o) More horses could use the field.
- p) The stable is not necessary for the Shetland ponies kept at the site.
- q) The stable should be located in a less prominent and safer position.
- r) Mud would be brought on to the road by lorries.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: General Development Strategy Policy 4.
Local Plan: Environment Policy 1.

Planning Considerations

The main issues central to the determination of this application are:

- The principle of the development.
- The impact on the character and appearance of the area, in particular with regard to the conservation area.
- Residential amenity.
- Highway safety.
- Surface and foul water run-off.

Planning Assessment

The building is required for purposes ancillary to the use of the land for grazing horses. Additionally, stables are generally considered to require a countryside location. Therefore, the building can be considered necessary to this countryside location and in compliance with development plan policy.

The application has been revised following negotiation and an amended position found for the building. This is significantly less prominent than that originally proposed. In addition there would be significant screening of it from the roadside hedge.

The building itself, being a proprietary timber stable is felt to be in keeping with its rural surroundings.

A section of hedge would need to be removed to form the access but there would be scope to require additional hedge planting along the line of the existing field gate, which would no longer be needed to gain access to the field. On balance there would no detriment to the character and appearance of the area and the replanting of the hedge would mean that the conservation area was not adversely affected.

The building would be set well away from dwellings and there would no undue loss of light or privacy. Subject to the conditional control recommended by the Environmental Health Officer the impact on neighbours by way of odours and pests would not be significant.

The access would not meet normal visibility standards but it would be safer than the existing one. Subject to the recommended condition of the Highway Authority this aspect is acceptable.

It is the responsibility of the applicant to contain surface and contaminated water run-off from the stable, to ensure that it does not affect adjacent private land.

The issues concerning priorities being given to local residents, loss of light to crops, loss of view and a commercial future use of the site are not material to this application.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing received 15 May 2001 showing the stables and access repositioned.

Reason: For the avoidance of doubt, the original submission being considered unacceptable.

3. The access shall be 5 metres wide with the highway crossing splayed at 45 degrees either side.

Reason: In the interests of highway safety.

4. Any gates shall be set back a minimum of 9 metres from the carriageway edge.

Reason: In the interests of highway safety.

5. The land within the curtilage of the building hereby permitted shall not be used for the parking of motor vehicles other than private motor vehicles and the building shall not be used for the purposes of trade or business.

Reason: To protect the amenities of adjoining properties and the locality generally.

6. The existing access to the field shall be permanently sealed up in a manner that shall have previously been submitted to and approved in writing by the Local Planning Authority prior to the new access being first brought into use.

Reason: In the interests of highway safety.

7. A hawthorn hedge to a density of 6 plants per metre in a staggered row shall be planted along the line of the existing field gate in the first planting and seeding season following the first occupation/use of the buildings or the completion of the development, whichever is the sooner; and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the appearance of the area.

8. There shall be no burning of any waste from the building on the site.

Reason: In the interests of residential amenity.

Informatives:

To contact the Area Engineer South, Trent Valley Area, Derbyshire County Council, Director of Environmental Services, County Hall, Matlock, Derbyshire (Tel. 01629 580000 xt 7595) at least six weeks before the commencement date of the proposed works in order to arrange the necessary supervision of works on the highway crossing.

The Environmental Health Officer advises that:

Any manure heap should be sited at the furthest point away from any residential property and in such a position so as not to cause a problem from lechate running into a ditch or watercourse.

Regular inspections should be undertaken for the control of rodents, flies and other insects. Should any evidence of any problem be found then steps should be taken to alleviate the problem.

26/06/2001

Item A7**Reg. No.** 9 2001 0327 F**Applicant:**

Mr Mark Goodall
 Clover Fields
 Osleston Lane
 Nr Dalbury Lees
 Derbyshire
 DE65BN

Agent:

Mr Mark Goodall
 Clover Fields
 Osleston Lane
 Nr Dalbury Lees
 Derbyshire
 DE65BN

Proposal: The erection of a garage attached to unit 1 Arleston Farm
 Arleston Lane Barrow On Trent Derby

Ward: Ticknall

Valid Date: 04/04/2001

Site Description

The site, the subject of this application occupies a location within a group of converted barns in open countryside. Whilst the site is set well back from the road that accesses the site the affected elevation is visible from a public right of way that runs adjacent to the site.

Proposal

The applicant seeks consent to erect a double garage. It would involve an extension at right angles to and projecting about 6 metres from the face of the existing building.

There would be two sets of double doors to access the building with a substantial brick pier between. They would be hung so as to be hidden from users of the public right of way.

There is an occupied converted barn about 10 metres from the extension across the shared private drive serving the complex.

Planning History

The building has been subject to a previous extension, to its two-storey part and has permission for sub-division into two units.

Responses to Consultations

The Highway Authority has no objection.

Responses to Publicity

Two letters have been received objecting as follows:

- a) The extension would be harmful to the character and appearance of the building, which can be seen from the main road.
- b) Other conversions have kept to the original style and shape of the farm buildings.
- c) The proposal would interfere with the shared access drive.

Structure/Local Plan Policies

The relevant policies are:

Local Plan: Housing Policy 13.

Planning Considerations

The main issues central to the determination of this application are:

- The impact of the development on the character and appearance of the former farm building.
- Residential amenity.

Planning Assessment

The subject building differs from others in the group insofar as it is of variable height and alignment. The proposed extension would follow the 'grain' of the building by turning through 90 degrees at one corner. It would display a simple form in keeping with the architecture of the principal building. It would be of relatively modest size in comparison with the whole building.

The impact on this part of the countryside would be minimal and the proposal is, therefore, in accord with development plan policies which seek to ensure extensions to converted buildings in the countryside are modest and do not impact on the amenities of the locality.

The extension would have some impact on views from the adjacent converted barn. However, this is not a material planning consideration and in all other respects there would be no detrimental impact on the amenities of nearby residential occupiers.

Cars manoeuvring into the garage would do so in close proximity to the adjacent dwelling within the existing access to the complex. In view of this the level of disturbance and impact on privacy would not be materially greater than as at present.

The issue of interference with a private right of way is not a material consideration.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. A sample of both the roof tile and the brick shall be submitted for approval in writing by the Local Planning Authority before work commences.

Reason: To ensure the building/extension is in keeping with its surrounding in the interest of the character and visual amenity of the area.

3. Pointing of the existing/ proposed building(s) shall be carried out using a lime mortar no stronger than 1:1:6 (cement:lime:yellow sand). The finished joint shall be slightly recessed with a brushed finish in accordance with Derbyshire County Council's advisory leaflet "Repointing of Brick and Stonework".

Reason: In the interests of the appearance of the building(s).

4. External joinery shall be in timber and painted to a colour and specification which shall have been previously agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the building(s) and the character of the area.

5. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.

Reason: In the interests of the appearance of the building(s), and the character of the area.

26/06/2001

Item **A8****Reg. No.** **9 2001 0339 F****Applicant:**

Mr & Mrs Thompson
 The House Martins, Bells End Road
 Walton-on-Trent
 Swadlincote
 Derbyshire
 DE128ND

Agent:

Matt King
 4 Forge Close
 Repton
 Derbyshire
 DE65 5WR

Proposal: **The erection of a two storey side extension and single storey porch at The House Martins Bells End Road Walton-on-Trent Swadlincote**

Ward: **Walton**

Valid Date: **06/04/2001**

Site Description

The site is located within the confines of Walton-on-Trent. The site is occupied by a single detached dwelling accessed via a track from Bells End Road. To the south lie properties on Leedhams Croft, the rear elevations of which overlook the application site. The applicant's house lies at a lower level than those on Leedhams Croft.

Proposal

The application in its originally submitted form showed a two storey extension with windows on the front and rear. An amended plan shows the first floor window on the rear elevation moved to the side elevation facing the applicant's own garden. The ground floor window remains on the rear elevation.

Planning History

Planning permission for the house in detail was granted permission in 1988.

Responses to Consultations

No response has been received from the Parish Council.

Responses to Publicity

Three neighbours have written to object to the application on the following grounds:

- a. neighbouring property would be overlooked and suffer a loss of privacy

- b. the distance between the windows in the proposed extension and the rear aspect of adjoining property is considerably less than the standards set out in the Council's SPG.
- c. The applicant's house already overlooks the adjoining property.

Structure/Local Plan Policies

The relevant policies are:

Local Plan: Housing Policy 13.

Supplementary Planning Guidance (SPG) Extensions.

Planning Considerations

The main issue central to the determination of this application is whether the extension would have any undue impact on the amenities of the occupiers of adjoining dwellings.

Planning Assessment

The site is located within the confines of the village of Walton. In principle, therefore, the proposed extension is acceptable.

The neighbours comments are correct in that the first floor rear bedroom window on the proposed extension as originally submitted would have been too close to the habitable room windows on dwellings on Leedhams Croft and contrary to the Council's Supplementary Planning Guidance.

However, the matter has been the subject of discussion with Council officers and an amended plan has been submitted which shows the proposed rear first floor window moved onto the side elevation. The rear elevation, at first floor level, will, therefore, be left blank. The remaining window on the rear elevation, to serve the proposed lounge, would be at a lower level than the neighbouring property and close to the boundary. It would not, therefore, adversely affect the amenity of the nearby residential properties.

As such the application now complies with the SPG. A condition is also recommended to ensure that no window is inserted in the rear elevation of the extension in the future.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing no. one Rev.A.

Reason: For the avoidance of doubt, the original submission being considered unacceptable.

3. All external materials used in the development to which this permission relates shall match those used in the existing building in colour, coursing and texture unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the existing building and the locality generally.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows shall be inserted at first floor level in the south facing elevation of the extension hereby permitted without the prior grant of planning permission on an application made to the Local Planning Authority in that regard.

Reason: In the interests of protecting the amenity of nearby residential occupiers.

Informatives:

To note and act upon as necessary the comments of the Coal Authority (see attached letter).

26/06/2001

Item **A9****Reg. No.** **9 2001 0352 F/ 9 2001 0353 F/ 9 2001 0354 F/ 9 2001 0355 U****Applicant:**

Mr J Bowler
 Suffield Manor
 Sutton On The Hill
 Ashbourne
 Derbyshire

Agent:

Alan Taylor
 Talbot Associates
 Liberty Farm
 Findern Lane
 Burnaston
 Derbyshire
 DE656LJ

Proposal:

The erection of an organic egg production unit to be known as unit 2 on land forming part of O S Field Numbers 4644 And 4556 Willow Pit Lane Hilton Derby

The erection of an organic egg production unit to be known as unit one on land forming part of OS Field Numbers 4644 and 4556 Willow Pit Lane Hilton Derby

The erection of a barn on land forming part of OS Field Numbers 4644 and 4556 Willow Pit Lane Hilton Derby

The siting of a mobile home on land forming part of OS Field Numbers 4644 and 4556 Willow Pit Lane Hilton Derby

Ward: **Hilton****Valid Date:** **10/04/2001**

These four applications were reported to the last meeting. A copy of the relevant reports are attached as Appendix A. The applications were deferred to allow further discussions to take place with the applicants in respect of the use of local roads and the formation of the access to the site.

The applicant has been approached with regard to re-designing the access in such a manner that would preclude large vehicles turning out of the access and going north.

Applicants' supporting information

The applicant has submitted three letters in respect of the amendments suggested to him. They make the following points:

a) The company has no need to venture along the lanes to make collections or deliveries. However, no guarantees can be given as matters may change in the future. Using alternative

routes would be unfair to the residents on those lanes particularly in Hilton if more lorries used these lanes.

b) The applicant is not happy to alter the access as suggested. He points out that the matter could be overcome simply by lorries driving down to the roundabout and then moving up the lane. Not that it is the intention to do this.

c) The company notes that it could use the lane anyway for its existing operation if it had need to and this would be no more or less if the application was to be permitted.

d) Any collections would be limited to 2 to 3 times a week in the early hours of the morning so most people would not notice.

e) The applicant uses the lane himself to get to work and take his child to school - he would not want to meet HGV's on the lane.

f) The company has a site at Burnaston where a voluntary arrangement ensures that company vehicles do not go through the village.

g) It is not the applicant's intention to upset local people particularly when it can work within the demands without cost to the company.

h) Notwithstanding the earlier comments a condition restricting the site access would be acceptable.

Planning Assessment

A copy of the previous reports to the Sub Committee are appended. The general points made in those reports remain unaltered, as do the general conclusions.

However, the applicants have been approached with regards to the request made by the Sub Committee that the access point be altered to ensure that larger vehicles leaving the site had to turn left, i.e. south, out of the access point. This would encourage vehicles not to use the lane north of the site, although it would not preclude it.

The applicant has now agreed to alter the access in a manner that would discourage larger vehicles from turning right out of the access. Bearing in mind the tests with regards to the imposition of conditions and legal agreements this is considered to be an acceptable outcome.

Whilst the general conclusions and recommendations set out in the previous reports remain unaltered it is now recommended that an additional condition, as set out below, is added to all four applications to address the request made to the applicant concerning the site access.

Additional Condition:

Notwithstanding the originally submitted details the new access point shall be constructed in accordance with a scheme that shall be first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the new access point and be maintained as such thereafter. The scheme shall be designed in a manner that discourages right turning manoeuvres from the site access and be broadly in line with the details submitted under cover of your letter dated 31st May 2001.

Reason: In the interests of highway safety and to avoid the movement of large vehicles north out of the site along a narrow stretch of highway on which there are a number of tight bends.

26/06/2001

Item A10**Reg. No.** 9 2001 0439 F**Applicant:**

Mr D Buchanan
 36, Main Street
 Newton Solney
 Burton-on-Trent
 Staffordshire

Agent:

Bob Warren
 B D S
 142 Beamhill Road
 Anslow
 Burton On Trent
 DE13 9QN

Proposal: The erection of a two storey extension at 36 Main Street
 Newton Solney Burton-on-Trent

Ward: Repton

Valid Date: 08/05/2001

Site Description

The property is a modern dormer bungalow located within the confines of the village of Newton Solney. It is located within the conservation area and set back from Main Street at an angle with a group of bungalows to the south west. The dwelling is 6.7 metres high.

Proposal

The application proposes an extension to the side of the dwelling, measuring 2.8 metres, following the profile and height of the existing building.

Responses to Consultations

The Parish Council has no objection.

Responses to Publicity

None.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Environment Policy 9.

Local Plan: Housing Policy 13 and Environment Policy 12.

Planning Considerations

The main issues central to the determination of this application are:

- The impact of the development on the character and appearance of the conservation area.
- Residential amenity.

Planning Assessment

The site is located within the village confines of Newton Solney. In such areas there is a presumption in favour of new residential extensions. Therefore, in principle the proposal is acceptable.

The proposed extension is of a modest size and designed to respect the architecture of the existing house. As such, the proposal would have a neutral effect on the character and appearance of the conservation area. In this respect also the proposal is acceptable.

The adjacent bungalows are set at a lower level than the subject property and to the south west of the application property. At their nearest point they would be only 9 metres from the proposed extension. This compares with 12 metres as recommended in supplementary planning guidance. However, that distance is set to take account of true two storey extensions and reductions in the distance are acceptable for single storey extensions.

The most affected bungalows are staggered relative to the application dwelling and are located to the south west of the applicant's property so that there would be no material loss of sunlight or daylight. Furthermore, a single storey extension to the property already exists and that proposed would be less bulky than a full two-storey structure. In these circumstances the extension would not have an undue overbearing effect on the neighbouring bungalows.

There would be no increase in overlooking as no new side windows are proposed to serve the extension.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. All external materials used in the development to which this permission relates shall match those used in the existing building in colour, coursing and texture unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the existing building and the locality generally.