

Delegated Report

Application Number	P/2014/00770
Planning Officer	Emily Christie
Site Address	32 Ashby Road Burton Upon Trent Staffordshire DE15 0LG
Proposal	Erection of a single storey side and rear extension
Consultation Expiry Date	18/07/2014
Screening Opinion	Environmental Impact Assessment not required.
Relevant Planning Policy	National Planning Policy Framework East Staffordshire Local Plan Saved Policies BE1, H6 and T1. Paragraphs 1.3.76 to 1.3.81 of the East Staffordshire Design Guide. Parking Standards Supplementary Planning Document. Highway Authority Standing Advice Emerging Local Plan Policies SP1, SP24, DP1 and DP3, DP5 and DP6.
Relevant Planning History	No relevant history.
Consultation and Neighbour Responses (including Parish Council)	None received at the time of writing this report.
Human Rights Act Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.
Crime and Disorder Implications	It is considered that the proposal does not raise any crime and disorder implications.
Equalities Act 2010	Due regard, where relevant, has been taken to the East Staffordshire Council's equality duty as contained within the Equalities Act 2010.
Planning Officer's Assessment	<p>Saved Policy BE1 of the East Staffordshire Local Plan states that planning permission will only be granted for proposals which are of high quality in design terms and which relate well to their surroundings. Saved Policy H6 expands upon this aim with specific reference to residential development. It requires household extensions to integrate well with the existing dwelling, and have no adverse affects on neighbouring properties through overlooking or reduction of daylight or sunlight.</p> <p>The proposal will not adversely affect the character and appearance of this locality for the following reasons:</p> <ul style="list-style-type: none"> • its scale, design and materials whilst contrasting to the existing building are considered appropriate • whilst visible in part it is fairly well-screened from public vantage points <p>The proposal will not adversely affect the amenities of occupiers of neighbouring dwellings for the following reasons:</p> <ul style="list-style-type: none"> • The juxtaposition of the proposal in relation to neighbouring properties is such that it will not have an adverse impact on occupiers of those properties by way of loss of light or privacy, or by being overbearing. The relationship between the two properties will not be significantly different than it is as existing with windows facing each other. <p>The proposal will not have any adverse impact on highway safety for the following reasons:</p> <ul style="list-style-type: none"> • it will not alter existing access arrangements to the property • it will not result in a decrease in off-street parking provision

	<p>There are no other material considerations relevant to this proposal and therefore it is considered to satisfactorily comply with Local Plan Saved Policies BE1, H6 and T1, the East Staffordshire Design Guide, and the National Planning Policy Framework.</p>
<p>Planning Officer's response to Parish Council and Neighbour's Comments</p>	<p>None required.</p>
<p>Engagement</p>	<p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraphs 186 and 187 of the National Planning Policy Framework.</p>
<p>Planning Officer's Signature and Date of Report</p>	<p><i>EChristie</i> 25/07/2014</p>
<p>Draft Decision Notice checked by Planning Officer (and Team Leader when necessary)</p>	<p><i>EChristie</i></p>
<p>Where Parish Council objects Team Leader or Planning Manager agrees to Delegate</p>	