

Planning Committee 11th June 2024

APPLICATION NUMBER		24/00308/FUL	
SITE ADDRESS:		Cavendish Lodge, Derby Road, Doveridge, Derbyshire, DE6 5JU	
DESCRIPTION OF DEVELOPMENT		Single storey side extension to museum building.	
CASE OFFICER	Andrew Ecclestone	APPLICANT	Mr. Foster
PARISH / TOWN	Doveridge	AGENT	Mr. Scott Thompson
WARD MEMBER(S)	Cllr. Bointon	DETERMINATION TARGET	31 st May 2024
REASON FOR DETERMINATION BY COMMITTEE	More than 5 objections have been received.	REASON FOR SITE VISIT (IF APPLICABLE)	To consider the impact of the extension on the surrounding area.

MATERIAL PLANNING ISSUES

Impact on the character and appearance of the building and surrounding area.

RECOMMENDATION

Planning permission be approved, subject to conditions.

1. THE SITE AND SURROUNDINGS

- 1.1 Cavendish Lodge is situated on the eastern side of Doveridge, close to the Steve Foster Cranes business. Within the grounds and to the south-east of Cavendish Lodge, a green coloured factory unit has been built (22/00071/FUL).



2. DETAILS OF THE APPLICATION

- 2.1 The proposal is for a single-storey, lean-to extension, on the south-west elevation of the green coloured factory unit. It is proposed to extend 5m out towards Derby Road.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan 2017

PD1: Design and Place Making

4. RELEVANT PLANNING HISTORY

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|-----|--------------|--------------------------------------------------------------------|----------|
| 4.1 | 22/00071/FUL | Erection of building to house motorcycling memorabilia collection. | Approved |
|-----|--------------|--------------------------------------------------------------------|----------|

5. CONSULTATION RESPONSES

- 5.1 Local Highway Authority: No objection.
- 5.2 Parish Council: Request that the entire building be re-clad in a timber-clad finish. Concerned about noise from the motorbike engines and therefore request noise attenuation measures.

6. REPRESENTATIONS RECEIVED

- 6.1 A representation of support has been received citing the following:
- The proposal is not going to impact anymore than the existing building;
 - It adds to the museum;
 - The site employs a lot of local people and runs a very successful business which also supports the local community.

6.2 2 objections and 6 non-attributable objections have been received, citing the following concerns:

- Impact on the surrounding landscape;
- Positioning of the building is at odds with the area;
- Proposed external materials are inappropriate;
- None of the residents in the area have been notified about the application;
- The impact the building will have over time;
- Request noise restriction on the premises;
- The development does not safeguard neighbouring amenities by minimising the visual impact; and
- The proposal does not reflect the aesthetics of the area.

7. OFFICER APPRAISAL

- 7.1 Policy PD1 of the Adopted Derbyshire Dales Local Plan requires development to be of a high quality design that respects the character, identity and context of townscapes and landscapes; and requires development that contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, the relationship to adjacent buildings and incorporating well integrated car parking.
- 7.2 Policy PD1 also requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution, or other adverse impacts on local character and amenity.
- 7.3 The main issues to assess are the impact that the proposal will have on the character and appearance of the existing building and also the impact that it will have on the surrounding area.
- 7.4 The large, green coloured industrial building was approved in April 2022 (22/00071/FUL). Condition 2, imposed on the application, required that it shall only be used for a purpose ancillary to the main dwellinghouse (Cavendish Lodge) and shall not be used for any trade or business purposes.
- 7.5 The proposed extension, which is the subject of this current planning application, will be visible from public view. However, it will be subordinate and viewed in the context of the main building. In this regard, it is not considered to appear disproportionate or out of context.
- 7.6 A tree survey was requested as part of the Consultation process and this was subsequently provided, along with an Arboricultural Impact Assessment. This confirmed that none of the mature trees will be adversely affected by the scheme and tree protection measures are also included, in addition to a fence and additional planting (laurel screening).
- 7.7 When viewed in the context of the existing building, the proposed extension is not considered to have an adverse impact on the surrounding area and so a recommendation of approval is put forward on this basis.
- 7.8 The objections have been taken into consideration whilst processing this planning application, but they are not considered to provide grounds for refusal in this case.
- 7.9 Complaints relating to noise lie outside of the remit of this planning application. The complainants are therefore advised to direct their concerns to the Council's Environmental Health Department.

8. RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: This is a statutory period which is specified in Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved, shall be carried out in accordance with the submitted planning application form and drawings, received by the Local Planning Authority on 5th April 2024 and also on 8th May 2024, along with the Arboricultural Impact Assessment.

Reason: In the interests of proper planning.