

<b>APPLICATION NUMBER</b>		24/00094/FUL	
<b>SITE ADDRESS:</b>		5 Thorpe View, Ashbourne, Derbyshire, DE6 1SY	
<b>DESCRIPTION OF DEVELOPMENT</b>		Single-storey rear extension.	
<b>CASE OFFICER</b>	Mr. Ecclestone	<b>APPLICANT</b>	Mrs. Norton
<b>PARISH / TOWN</b>	Ashbourne	<b>AGENT</b>	None.
<b>WARD MEMBER(S)</b>	Cllr. Archer Cllr. Wilton Cllr. Bates	<b>DETERMINATION TARGET</b>	29 <sup>th</sup> March 2024
<b>REASON FOR DETERMINATION BY COMMITTEE</b>	The applicant is a Council employee.	<b>REASON FOR SITE VISIT (IF APPLICABLE)</b>	Not applicable.

## MATERIAL PLANNING ISSUES

- Character and appearance
- Residential amenity

## RECOMMENDATION

Planning permission be granted with conditions

## 1. THE SITE AND SURROUNDINGS

- 1.1 5 Thorpe View, is a modern, detached house, situated in a residential area, in the south-eastern part of Ashbourne. It is situated on a corner plot, at the junction with Booth Drive.



## 2. DETAILS OF THE APPLICATION

- 2.1 The proposal is for a lean-to rear extension, measuring 1.9m x 1.4m of a height of 1.1m to eaves and 1.7m to the ridge. The extension would extend the existing dining room adjacent to the north eastern boundary with Booth Drive.

## 3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan (2017):

PD1: Design and Place Making  
HC10: Extensions to Dwellings

- 3.2 Other:

National Planning Policy Framework (2023)  
National Planning Practice Guidance  
Ashbourne Neighbourhood Plan

## 4. RELEVANT PLANNING HISTORY

11/00776/FUL	Conversion of double-garage to single-garage and reception room.	Approved
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## 5. CONSULTATION RESPONSES

- 5.1 Town Council:  
No objection.

## 6. REPRESENTATIONS RECEIVED

- 6.1 Cllr. Bates – No objection.

## 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. 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.

- 7.2 Policy HC10 of the Adopted Derbyshire Dales Local Plan requires that the plot size is large enough to accommodate the extension without resulting in a cramped or overdeveloped site; and that the height, scale, form and design of the extension is in keeping with the scale and character of the original dwelling and the sites wider setting and location.
- 7.3 The main issues to assess are the impact that the proposal will have on the character and appearance of the main property and surrounding area together with any impacts on the residential amenity of neighbouring properties.
- 7.4 The rear boundary of the property is enclosed by a 2m high curved wall and the extension due to its height and size would appear in character with the existing property. The neighbouring property to the north west has a side elevation adjacent to the boundary and due to the distance and screening on the boundary there would be limited impacts on the residential amenity of this property, in accordance with Policy PD1.
- 7.5 The proposal is not considered to appear disproportionate with the scale and design of the existing property and would not have an adverse impact on the residential amenity of neighbouring properties. It is not considered to have a detrimental impact on the surrounding area. A recommendation of approval is put forward on this basis.

## **8. RECOMMENDATION**

### **8.1 Planning permission be granted with 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 location plan, block plan, elevations and floorplan, received by the Local Planning Authority on 2<sup>nd</sup> February 2024.

Reason:

For the avoidance of doubt.

## **9. NOTES TO APPLICANT:**

- 9.1 The Local Planning Authority considered the application as submitted to be acceptable. On this basis, there was no need to engage with the applicant in a positive and proactive manner to resolve any planning problems and permission was granted without negotiation.