

04/03/2003

Item 1.2

Reg. No. 9 2002 1237 F

Applicant:
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Hatton
Derby
DE655EH

Agent:
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Proposal: The erection of a single storey extension at the front of Singh Newsagents 194 Station Road Hatton Derby

Ward: Hatton

Valid Date: 21/11/2002

Site Description

The site comprises an area of tarmac immediately outside the shop premises on Station Road. The site also extends around the side of the property to what appears to have been the front door of another dwelling that is now incorporated into the shop.

Proposal

This is a single storey extension to the shop that would have a single entrance door and no windows but panels of recessed brick of a size similar to a shop window.

Planning History

The shop has had permission granted in the 1990's for storage building in the rear yard. The living accommodation above the shop has been extended in the past couple of years

Responses to Consultations

Hatton Parish Council make the following objections and comment: -

- a) The development would have a detrimental effect on the adjoining dwelling seriously affecting their light and amenity
- b) The remaining pavement would be very narrow especially as the owner has A boards and potatoes outside the shop, this would make it very difficult for pedestrians to pass the shop
- c) If the extension were permitted, then the kerb height should be raised to prevent vehicles parking in the pavement.

The County Highways Authority having requested details of the visibility sight lines available across the site frontage. Having seen the survey, the County Highways Authority is now satisfied that adequate splays can be provided. There is now no highway objection to the proposal subject to conditions.

The Environmental Health Manager has no objection.

Responses to Publicity

Two letters have been received objecting to the development for the following reasons: -

- a) Any spare land should be used for parking and not another extension. Parking takes place on Lime Grove, a private drive, blocking residents access to their dwellings and a wall has been knocked down three times
- b) There was an accident last year caused by a vehicle reversing out onto Station Road, with a person ending up under the vehicle.
- c). Advert boards frequently block the pavement and there is hardly any room for pedestrians let alone buggies. The problem is exacerbated on Saturdays and Wednesdays because of people wanting to buy lottery tickets
- d) If permitted the extension would take light from the neighbouring dwellings hallway and part of the living accommodation. The occupiers consider that they would feel like prisoners in their own home. They have accepted many extensions to the property but this is considered one too far.
- e) The appearance of the terrace would be completely altered to the detriment of the row as a whole.
- f) There would be a loss of privacy badly affecting quality of life.

Planning Considerations

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

- The impact of the proposal on the amenity of adjacent occupiers
- The impact on highway safety.
- The impact on the street scene.

Planning Assessment

The extension lies to the north of the adjacent dwelling. There is a front door and windowless corridor immediately adjacent to the site. Off that corridor is the front living room, lit by a bay window and to the rear a dining room lit by a window facing the rear. The bay window lies beyond the doorway and to the south of the proposed extension. There would be no loss of sunlight arising because of the siting of the extension to the north of the windows. There would be some loss of outlook from the window but as this is a single storey extension, the impact is not so significant that a refusal could be based on this reason.

The increase in floor area of the shop is not substantial and thus it would be difficult to substantiate a markedly worsened effect on car parking in the vicinity. Visibility is not impaired and in the absence of an objection from the Highway Authority it would be difficult to formulate a convincing case on highway safety grounds.

As the shop already projects forward of the rest of the terrace, the impact on the street scene of this modest and unobtrusive extension would be marginal.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

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 extension is in keeping with its surrounding in the interest of the character and visual amenity of the area.

3. Prior to the first use of the development hereby permitted the land in advance of the sight lines that are shown on drawing No 6005/A shall be retained free of all obstructions to visibility in perpetuity.

Reason: In the interests of highway safety.

Informatives:

Please note that the requirements of condition 3 above would mean that if 'A' board advertisements were erected you would be in breach of the condition. Indeed such advertisements would be within highway limits and should not be erected at all in the interests of pedestrian safety.



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Scale 1:2500 Date Plotted 14/3/2003

Plot centred at 436781 328578

