

PLANNING COMMITTEE – MARCH 2026

Reference Number: 25/00866/FLH

Application expiry: 03/04/26

Application Type: HOUSEHOLDER

Proposal Description: Two storey side and single storey rear extension

At: 12 Bacchus Way Morton Alfreton, DE55 6HR.

For: M. Cupit

Third Party Reps: None

Parish: Morton

Ward: Pilsley and Morton

Report Author: Curtis Rouse

Date of Report: February 2026

MAIN RECOMMENDATION: Grant permission, subject to conditions



Figure 1: Location plan © Crown copyright and database rights 2026 OS AC0000823323 for NEDDC

1.0 Reason for Report

- 1.1 The applicant is a relative of Cllr Cupit, meaning under the Council's constitution, this item needs to come before planning committee.

2.0 Proposal and Background

Site Description

- 2.1 The application site includes a semi-detached dwelling. The front of the property is set back from the main road with its own access point which also includes frontage parking. There is garden space to the rear and side of the property.
- 2.2 The dwelling is located within a cul de sac and the surrounding homes are a mix of detached and semi-detached, with individual plots and gardens.
- 2.3 The rear garden includes a timber outbuilding at the rear boundary, a small patio space, and a conservatory extension.

Proposal

- 2.4 This application seeks permission for a two-storey side extension, and a single storey rear extension as is illustrated in Figure 2 below.



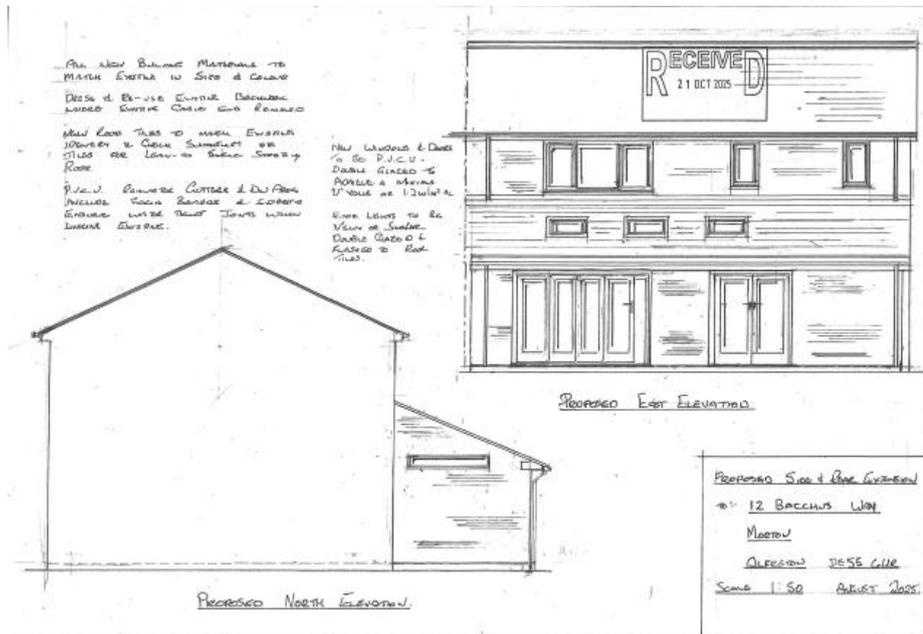


Figure 2: Proposed plans and proposed site plan.

- 2.5 The proposed two-storey side extension will be constructed from matching materials and measures 7m high, and 7.4m long, and 4m wide.
- 2.6 The proposed single-storey rear extension will be constructed from matching materials and will have a lean-to roof. It measures 3.7m high, 9.6m long, and 3m wide.

Amendments

- 2.7 No amendments have been submitted.

3.0 Relevant Planning History

3.1 81/00868/FL - Kitchen extension (Conditionally Approved)

3.2 84/00694/FL – Garage (Conditionally Approved)

4.0 Consultation Responses

4.1 **Ward member:** Raised no comments.

4.2 **Parish Council:** Raised no comments.

4.3 **DCC Highways:** ‘The Highway Authority has been consulted and advises that the proposal falls within the scope of its Standing Advice issued to the Local Planning Authority. The application should therefore be assessed and determined in accordance with that advice’.

5.0 Representations

5.1 The application was publicised by way of neighbour letters and the display of a site notice. A site notice was placed on a lamp post adjacent to the application site which expired on 12.01.2026.

5.2 No representations from residents have been submitted.

6.0 Relevant Policy and Strategic Context

North East Derbyshire Local Plan 2014-2034 (LP)

6.1 The following policies of the LP are material to the determination of this application:

SS7 Development on Unallocated Land within Settlement with defined Settlement Development Limits

LC5 Residential Extensions

SDC12 High Quality Design and Place Making

National Planning Policy Framework (NPPF)

6.2 The overarching aims of the National Planning Policy Framework (NPPF) have been considered in the assessment of this application.

Other Material Planning Considerations

6.3 Successful Places Guidance.

7.0 Planning Issues

Principle of Development

7.1 The application site is located within the Settlement Development Limits for Morton as laid out in the Local Plan.

- 7.2 Within settlements, Local Plan policy LC5 supports extensions and alterations, providing that they respect the scale, proportions, materials and overall design and character of the existing property; do not harm the street scene or local area, including the loss of characteristic boundary features and landscaping; avoid significant loss of privacy and amenity for the residents of neighbouring properties; and do not significantly and demonstrably harm highway safety.
- 7.3 In view of the above, the principle of development is considered acceptable, subject to an assessment against the various strands of planning policy as outlined above.

Street Scene and Design Considerations

- 7.4 As stated above, Local Plan Policy LC5 supports extensions and alterations providing they respect the scale, proportions, materials and overall design and character of the existing property; do not harm the street scene or local area, including the loss of characteristic boundary features and landscaping.
- 7.5 Local Plan Policy SDC12 also supports high-quality design. Development should respond positively to local character and context to preserve and, where possible, enhance the quality and local identity of existing communities and their surroundings.
- 7.6 An assessment of each element of the scheme is undertaken below.

Proposed rear extension

- 7.7 The proposed development will replace an existing rear conservatory with a new lean-to extension that will run the entire length of the host dwelling, including the new area that will result from the side extension. The proposed materials will be matching the host dwelling. It measures 3.7m high, 9.6m long, and 3m wide.
- 7.8 The applicant's rear garden currently consists of a large garden with a detached timber outbuilding at the rear boundary, a small patio area near the host dwelling, and an existing rear conservatory.
- 7.9 The development will not be visible from Station Road, Bacchus Way or any other public areas. Officers are therefore satisfied that the proposed development would not have a detrimental impact to the site and the surrounding street scene.
- 7.10 For the reasons set out above, the proposed rear extension will respect the scale, proportions, and character of the host dwelling. Additionally, the rear proposal is not seen from Bacchus Way, or the wider area resulting in no impact to the street scene or wider area.

Proposed side extension

- 7.11 Regarding the side extension, its height to eaves (5.1m) and overall height (7.1m) is the same as the host dwelling.
- 7.12 The proposed side extension will be aligned with that of the host dwelling because it does not extend beyond the front or rear build lines, the window placements, although different, will lead to an improvement of the visual

character of the dwelling and are reasonably proportioned. The proposed materials are also matching.

- 7.13 There are two public rights of way to the South (NE13/4/1 and NE/13/5/1). They are located approx. 90m and 96m respectively. They run away from the site and afford no views of the site, or the proposed extensions. Outside of these rights of ways, there is a wooded area to the West that does afford views to the site. The proposed extensions would be read in the context of the wider settlement and in the context of existing development. It is for this reason officers conclude there will be no harm to public vantage points.
- 7.14 Overall, despite the involved changes and limited public views of the proposal, officers conclude that the side extension would be of a scale, design and proportions which respect the existing character of the property and the surrounding street scene.

Privacy and Amenity Considerations

- 7.15 Local Plan Policy LC5 states that development should avoid a significant loss of privacy and amenity for the residents of neighbouring properties.
- 7.16 The properties most likely impacted by the proposed development are 14 Bacchus Way (located North), 11 Bacchus Way (located East), and 551 Station Road, Morton (located South). The impact on each property is considered below.

Impact on 14 Bacchus Way

- 7.17 Regarding No.14, the proposed side extension will not impact on this neighbour because it does not extend beyond the front or rear build line. It is also compliant with the horizontal 45-degree rule as outlined in page 77 of successful places. Because of this, it would afford no additional overlooking or overshadowing.
- 7.18 The rear extension however would sit close to the boundary with No.14 and replace an existing conservatory. No.14 already has a rear extension which projects a similar distance to the proposed extension. The proposed rear extension would include one new high-level window side facing window (sitting 2m high from ground level), which would allow light in and will not afford any significantly harmful overlooking into the conservatory extension at No.14. Additionally, there is a 2m high fence boundary in place on the site meaning most of the height of the lean-to will be mitigated with the apex of the lean-to being the most noticeable aspect of the rear development.
- 7.19 The proposed extension would not project further from the host dwelling than the existing conservatory or the conservatory extension on the adjoining property. For these reasons, the proposed extension would be no more harmful than the current situation.
- 7.20 Officers conclude that the proposed extension, whilst having a different roof design than the current conservatory, would not result in a significant loss of privacy and amenity for the residents of No.14.

Impact on 11 Bacchus Way

- 7.21 Regarding no.11, the rear extension is not within view of this neighbour and therefore has no impact.

- 7.22 As for the proposed side extension, it would include new windows on the ground and upper floor which would face east towards No.11. Although there would be new windows, they afford similar views to the existing ground and upper floor windows in the original dwelling. It is for this reason that officers are of the opinion that there will be no significantly harmful overlooking over and above what is presently existing on site.
- 7.23 Furthermore, this neighbour is located East of the host dwelling meaning it will suffer no additional overshadowing in the morning or afternoon. Officers note there is likely to be a small increase in the evening owing to the separation distance of approx. 15m, but officers do not believe this is significantly harmful enough to warrant refusal.

Impact on 551 Station Road

- 7.24 Regarding 551 Station Road, the closest point of the proposed rear extension will be approximately 17m away from the closest point of the rear elevation of this neighbour and would be approx. 10.6m from this opening to the boundary of the application site. This is compliant with the Successful Places Guidance on rear to side elevation wall separation distances (see page 76 successful places).
- 7.25 With regards to openings facing this neighbour, 2 ground floors and a split-level landing (non habitable) window are proposed which will face south towards No. 551. Ground floor openings will cause no significantly harmful overlooking back towards No. 551.
- 7.26 Due to the separation and the fact that the extensions would sit to the north of No. 551, officers are satisfied that there would be no harmful overshadowing issues and officers do not consider that this would result in an overbearing impact on residents at No. 551.
- 7.27 Overall in terms of privacy and amenity impact, Officers consider that the proposed development would avoid any significant loss of privacy and amenity for the residents of neighbouring properties.

Highway Safety Considerations

- 7.28 The development is at the rear and side of the property and as such does not alter the existing onsite parking or access arrangements. However, the proposal does include the removal of a garage from site, but this does not form part of this application.
- 7.29 The existing dwelling contains 3 bedrooms, and the proposed dwelling also contains 3 bedrooms. The development will increase the size of the bedrooms, but not the number of bedrooms.
- 7.30 DCC Standing Advice requires a 3-bed dwelling to be provided with 2-off street parking spaces. The current parking arrangement provides enough space for enough parking, and the proposed development will not result in a decrease in the number of available parking spaces on site.
- 7.31 As such Officers conclude that there will be sufficient on-site parking and the proposed development would not lead to an unacceptable impact on highway

safety or result in any residual cumulative impacts on the surrounding road network.

8.0 Summary and Conclusion

8.1 It is considered that the principle of the proposed development is acceptable. The design and appearance are appropriate and would not result in any harmful impact on the character or street scene. The proposal would also not give rise to any unacceptable effects on the privacy and amenity of neighbouring occupants. Overall, the development accords with the relevant policies of the Development Plan. Officers therefore recommend that planning permission be granted, subject to the following conditions.

9.0 Recommendation

9.1 That planning permission is **CONDITIONALLY APPROVED subject to the following conditions**, with the final wording delegated to the Planning Manager (Development Management):-

Conditions

No	Condition	Reason
1.	The development hereby permitted shall be started within three years from the date of this permission.	To comply with the provision of Section 91 (as amended) of the Town and Country Planning Act 1990.
2.	<p>The development hereby approved shall be carried out in accordance with the details shown on the following drawing numbers</p> <ul style="list-style-type: none">• Existing and Proposed Plans; date scanned 21.10.25• Existing and Proposed Roof Plans; date scanned 15.12.25• Existing and Proposed Ground Floor Plans; date scanned 15.12.25 Existing and Proposed First Floor Plans; date scanned 15.12.25• Block and Location Plans; dated scanned 21.10.25 <p>Unless otherwise subsequently agreed through a formal submission under the Non-Material Amendment procedures.</p>	For Clarity and avoidance of doubt.

Informatives

NMA

- a) Low Coal Risk
- b) BNG note 2