
Appeal Decision

Site visit made on 22 August 2017

by Brendan Lyons BArch MA MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 5th September 2017

Appeal Ref: APP/C1055/D/17/3179346

4 Primula Way, Derby DE23 2FU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs A Dhadad against the decision of Derby City Council.
- The application Ref DER/02/17/00234, dated 22 February 2017, was refused by notice dated 11 May 2017.
- The development proposed is a first floor extension to provide an additional bedroom and en-suite bathroom.

Decision

1. The appeal is allowed and planning permission is granted for a first floor extension to provide an additional bedroom and en-suite bathroom at 4 Primula Way, Derby DE23 2FU in accordance with the terms of the application, Ref DER/02/17/00234, dated 22 February 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 093 2016/003 Rev A, 004 Rev A, 005.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed extension on the character and appearance of the house and of the surrounding area.

Reasons

3. The appeal relates to a two-storey detached house on a modern suburban estate. The house has a main projecting gable to the front, finished with a half-hipped roof. A single-storey double garage projects further forward again, with a similar roof feature. Permission is now sought to add a first floor extension above the garage.
4. The proposal would replicate the existing roofform, resulting in a second main gable, but closer to the road. Matching materials and window designs would also be used. The extension would alter the form of the house but would be

readily assimilated as an integral part of it. The extension would add some additional bulk at first floor level, but this would not significantly alter the house's scale, as feared by the Council, or detract from its character and appearance.

5. In other circumstances departure from the original pattern of a single-storey wing projecting forward of the main block of the house might well have a disruptive effect on the street scene. But in this case the house is one of only three large houses along this side of Primula Way, and other houses on this and the adjoining road are generally of slightly smaller types, without a large projection. Thus there is no strong pattern of similar development that would be adversely affected. The house has open space to one side and to the other is set partly behind the end of the adjoining house, 1 Verbena Drive. As a result the enlarged house would not dominate its neighbour and the blank side wall of the extended wing would be quite well screened by No.1 and its garage. In the particular circumstances of this layout there would be no harm to the street scene or the character of the wider area.
6. The proposal would therefore comply with Policies CP3 and CP4 of the Derby City Local Plan Part 1, adopted January 2017, which together seek well designed development that will respond to its context and contribute to local character. It would also comply with the criteria for house extensions set by saved Policy H16 of the City of Derby Local Plan Review, adopted January 2006.
7. In addition to the standard condition on commencement of development, the Council proposes conditions to secure compliance with the approved plans and the use of matching materials. I agree that both of these are reasonable and necessary in order to protect the character and appearance of the area.
8. For the reasons set out above, I conclude that the appeal should be allowed and planning permission granted subject to those conditions.

Brendan Lyons

INSPECTOR