
Appeal Decision

Site visit made on 6 August 2019

by Diane Cragg DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 August 2019

Appeal Ref: APP/P1045/W/19/3227027

Doone Cottage, Ladygrove Road, Two Dales, Matlock DE4 2FG

- 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 K Bullen against the decision of Derbyshire Dales District Council.
 - The application Ref 19/00168/FUL, dated 12 February 2019, was refused by notice dated 10 April 2019.
 - The development proposed is change of use and extension of outbuilding to form dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed development on the character and appearance of the outbuilding and surrounding area.

Reasons

3. The appeal site is a detached outbuilding located in an elevated position behind Doone Cottage and 2 Doone Cottage. The outbuilding is principally a two-storey structure with single storey lean-to. Vehicular access is via a drive adjacent to 2 Doone Cottage that leads to a forecourt area located adjacent to the building's side elevation.
4. I have been provided with details of the conditional planning permission granted for the change of use of the outbuilding into a dwelling in October 2018 (ref 18/0958/FUL) and the associated drawings. The drawings detail a two bedroomed modest house laid out within the confines of the existing structure and utilising the existing window arrangement.
5. Policies S1, S4, S7 and PD1 of the Adopted Derbyshire Dales Local Plan 7 December 2017 (Local Plan) seek among other things, and in various wording, to ensure that development does not affect the character and appearance of the area. Policy HC8 of the Local Plan states that conversion and/or reuse of existing buildings to residential use from other uses will be permitted where four criteria are met. These are that a) the building or group of buildings are of permanent and substantial construction, b) the form bulk and general design of the existing building or group of buildings make a positive contribution to the character and appearance of its surroundings; c) the building or group of buildings can be converted without extensive alterations, rebuilding or

extension; and d) the conversion does not have a detrimental impact upon the character and appearance of the building or group of buildings and its surroundings.

6. There is general agreement in the submitted evidence that the proposed development meets the requirements of criteria a) and b) of Policy HC8 and I would agree. In terms of criterion c) I note the appellant's view that the outbuilding could be converted without extensive alterations, rebuild or extension as evidenced by the approved planning permission and this would fulfil the criterion. However, the proposed development must be considered on its own merits and therefore the details in the appeal scheme must comply with criterion c). In this respect I note that the proposed conversion to a three bedroomed house would significantly change the appearance of the southern, northern and western elevations of the outbuilding and alter window openings on the eastern elevation. The drawings confirm that the scheme would require both extensive alterations and extension and therefore I find that the proposal would not accord with criterion c) of Policy HC8.
7. With regard to criterion d) the existing outbuilding is a prominent feature sited above the existing cottage and having a close relationship to it. Its functional design restricted outside space and orientation references its previous employment use. In views from Ladygrove Road and Doone Cottage the northern elevation of the outbuilding is prominent because it is set above road level and above the cottage. The proposed first floor addition would be blank, would reduce the space between the cottage and the outbuilding and increase the outbuildings visibility from the road. With no windows at first floor and reduced space between the outbuildings and the cottage, the new elevation would not sit comfortably adjacent to the cottage garden and in views from the road. Further, the refacing of the southern elevation and the insertion of windows in a domestic arrangement would increase the prominence of the building in the landscape which would be detrimental to its current functional relationship with its surroundings. Although the end elevation would be reduced, I find that overall the changes to the structure would detract from the character and appearance of the group of buildings and the character and appearance of the area. Therefore, I find that the development is contrary to the requirements of criterion d) of Policy HC8.
8. I conclude that the proposed development would detract from the character and appearance of the building and the area and would be contrary to Policies S1, S4, S7, PD1 and HC8 criteria c) and d) of the Adopted Derbyshire Dales Local Plan 7 December 2017.

Other Matters

9. I have noted the appellant's comments that the approved scheme for the use of the building as a dwelling affects the amenity of Doone Cottage and that the council did not refer to local plan Policy H10. However, these matters do not outweigh the harm I have found to the character and appearance of the area. Further, I have noted the letter in support of the proposed development from the occupier of Doone Cottage, but this factor is no determinative.

Conclusion

10. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be dismissed.

Diane Cragg

Inspector