



Appeal Decision

Site visit made on 12 August 2019 by S Watson BA (Hons) MSc

Decision by R C Kirby BA (Hons) DipTP MRTPI

Inspector appointed by the Secretary of State

Decision date: 14 October 2019

Appeal Ref: APP/M9496/D/19/3230947

Glenmore, Conksbury Lane, Youlgrave, DE45 1WR

- 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 Yousef Taktak against the decision of Peak District National Park Authority.
 - The application Ref NP/DDD/0419/0367, dated 5 April 2019, was refused by notice dated 3 June 2019.
 - The development proposed is a single storey rear and side orangery extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear and side orangery extension at Glenmore, Conksbury Lane, Youlgrave, DE45 1WR in accordance with the terms of the application, Ref NP/DDD/0419/0367, dated 5 April 2019 subject to the following conditions:
 - 1) The development hereby permitted shall be begun within 3 years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: Dwg. No. 2009-10A.
 - 3) The stonework to be used in the construction of the external surfaces of the development hereby permitted shall be of natural stone to match the existing in terms of size, colour, texture, coursing, and pointing.
 - 4) The framework, fenestration and doors of the hereby approved extension shall be of timber construction and shall have a painted or opaque stained finish. Once installed they shall be retained thereafter.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue in this case is the effect of the proposal on the character and appearance of the existing dwelling and the surrounding area.

Reason for the Recommendation

4. The appeal site is located on the east side of Conksbury Lane at the edge of the village within the Peak District National Park. Paragraph 172 of the National

Planning Policy Framework (Framework) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, amongst other areas, which have the highest status of protection in relation to these issues. It also states that the scale and extent of development within designated areas such as National Parks, should be limited.

5. The appeal site contains a detached two-storey asymmetrical dwelling of coursed rubble and rusticated stone quoins, which backs onto open countryside. The dwelling appears to have been extended and altered and at the time of my visit works appeared to be being undertaken on the replacement of an extension on the north side of the dwelling.
6. The proposed single storey extension would, by way of its modern design and substantial glazing, maintain the legibility of the host dwelling including its vernacular merit. Principally, the windows and roof lanterns would allow views through the extension and therefore not obscure the original building. I consider that as the existing dwelling is detached and of a reasonable size the proposed orangery would not be of an inappropriate style for this type of dwelling. Given the location and design of the proposed extension the junction between the roofs of the existing porch and the proposed extension would not be overly prominent or harmful to the character and appearance of the host dwelling.
7. The extension may be noticeable from surrounding land and properties, but it would be viewed against the existing two storey property and given its design and limited size it would not be unduly intrusive in the wider area. The proposal would not be harmful to the character and appearance of the area and would conserve the landscape and scenic beauty of the National Park.
8. In all I conclude that the proposal would respect the character and appearance of the existing dwelling and the surrounding area. There would be no conflict with Policy GSP3 of the Peak District National Park Local Development Framework: Core Strategy Development Plan Document, or Policies DMC3 and DMH7 of the Development Management Policies: Part 2 of the Local Plan for the Peak District National Park. These policies collectively seek development to respect, conserve and, where possible, enhance the valued characteristics of the site, buildings and National Park.

Conditions

9. The Authority has suggested a number of conditions it would wish to see imposed in the event that the appeal was allowed. I have considered the suggested conditions against the advice on conditions set out in the Framework and the Planning Practice Guidance. I have amended some of the suggested wording to reflect this advice.
10. A condition is necessary requiring that the development is carried out in accordance with the approved plans for certainty. In the interests of the character and appearance of the host dwelling and the National Park, conditions are necessary to ensure that the external stonework of the new extension matches that of the existing house, and that appropriately finished timber is used.

Conclusion and Recommendation

11. For the reasons given above I recommend that the appeal should be allowed with the suggested conditions.

S Watson

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and concur that the appeal should be allowed with the conditions set out above.

RC Kirby

INSPECTOR