



Appeal Decision

Site visit made on 28 October 2019 by Darren Ellis MPlan

Decision by Susan Ashworth BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 November 2019

Appeal Ref: APP/C1055/D/19/3235491

3 Ash Close, Derby, DE22 2JF

- 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 Neil Roberts against the decision of Derby City Council.
 - The application Ref 19/00772/FUL, dated 24 May 2019, was refused by notice dated 23 July 2019.
 - The development proposed is extending the existing bungalow to form a chalet bungalow with rooms in the roof.
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Decision

1. The appeal is dismissed.

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 is the effect of the development on the character and appearance of the area.

Reasons for the Recommendation

4. Ash Close is a cul-de-sac consisting of modest detached bungalows of a uniform appearance and scale, set out in a regular pattern following the slight increase in the level of the land. This uniformity in the development pattern and design and appearance of the houses defines the character of the street scene.
 5. The proposal would see the bungalow extended upwards to create a first floor, a gabled porch to the front with the eaves projecting forwards of the front elevation, rooflights to the front elevation and a rear dormer. Whilst the eaves level would be unchanged, the ridge would be raised by approximately 0.9m with a corresponding increase in roof pitch. This would create a dwelling that would, in comparison with its neighbours, have a top-heavy form and massing.
 6. Moreover, the resulting ridge height would be similar to that of the adjacent neighbour at No.5, but because of the change in levels, would appear considerably greater than that at No 1. As such the proposal would not respect the sloping nature of the land or the existing pattern of development.
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7. Furthermore, the effect of the proposed change in roof height would, it seems to me, be compounded by changes to the design of the building, including a significant change to the form of the roof which would include a flat central section, rooflights, a flat roofed front extension and alterations to the position of a gabled element, which, while not necessarily inappropriate changes in themselves, would not reflect the form of design of the neighbouring buildings. Consequently, the extended dwelling would appear as a prominent and incongruous feature in the street scene and would detract from the modest and consistent appearance of the surrounding dwellings.
8. I understand that previous schemes for a similar proposal have been amended to take account of the Council's concerns. I also acknowledge that the proposal would provide generous modern family accommodation for future occupiers. The existing street landscaping may provide a degree of screening. However, the screening would not be permanent, and the landscaping may die or could be reduced in size or removed at any time. Accordingly, it would not therefore fully mitigate against the harmful effects of the proposal. I therefore afford limited weight to the screening provided by the street landscaping.
9. My attention has been drawn to nearby development in Thorn Close. That particular street is characterised by dormer bungalows which have a different appearance to the dwellings in Ash Close. I note that one of the properties in that street appears to have been altered although I have not been provided with the circumstances of that development. In any event, given that the context of the proposal is different, that development does not justify the proposal before me.
10. For the above reasons, the proposal would detract from the character and appearance of the area. As such it would conflict with saved Policy H16 of the adopted City of Derby Local Plan Review (2016) and Policies CP3 and CP4 of the adopted Derby City Local Plan - Part 1 (Core Strategy) (2017). These policies all seek to ensure that developments are of high quality design that make a positive contribution towards the character and appearance of the area.

Conclusion

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Darren Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

S Ashworth

INSPECTOR