



Appeal Decision

Site visit made on 26 November 2019

by K Savage BA MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 December 2019

Appeal Ref: APP/P1045/D/19/3236391

16 Cobden Road, Matlock DE4 3JR

- 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 Barton against the decision of Derbyshire Dales District Council.
 - The application Ref 19/00188/FUL, dated 15 February 2019, was refused by notice dated 11 June 2019.
 - The development proposed is demolition of existing single storey extension and construction of two storey extension in its place.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing single storey extension and construction of two storey extension in its place, at 16 Cobden Road, Matlock DE4 3JR, in accordance with the terms of the application, Ref 19/00188/FUL, dated 15 February 2019, and 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: 929538-SK-01 (Location Plan); 929538-SK-02 (Block Plan); 929538-SK-03 (Existing Plans); 929538-SK-04 (Proposed Plans); 929538-SK-05 (Existing Elevations); 929538-SK-06 (Proposed Elevations).
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown and described on plan numbers 929538-SK-04 (Proposed Plans) and 929538-SK-06 (Proposed Elevations).

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the Matlock Bank Conservation Area

Reasons

3. The appeal relates to a detached dwelling located high on the hillside to the northern side of Matlock. The site lies within the Matlock Bank Conservation Area (the MBCA) and I have had regard to the statutory duty¹ in reaching my decision. The Council's Conservation Area Appraisal (2007) states that the

¹ Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

character of the MBCA is predominantly formed by the steep Derwent Valley hillside topography and resulting dramatic views, coupled with the wealth of architectural heritage of the hydropathic industry. Distinctive characteristics include the steep hillside resulting in expansive views across the Derwent Valley; linear rows of development aligned on a predominantly east-west axis, generally following the contours of the bank; and a number of older vernacular cottages, predating the hydropathic industry.

4. The appeal building is a vernacular stone cottage and makes a positive contribution to the historic and architectural significance of the MBCA. However, the existing dwelling has a single storey, lean-to extension to the gabled side elevation, from which extends a flat canopy roof forming an open-fronted car port and store. These additions, through the use of contemporary roofing materials, contrast somewhat with the traditional appearance of the dwelling. The proposal would replace the lean-to extension with a two storey extension with a pitched roof resembling that on the main dwelling.
5. In scale and form, the extension would be narrow and would almost match the height of the main building, continuing its established, elongated shape. Though the Council is critical of the extension lacking subservience, the roof pitch would be set slightly lower in height such that the fact that it is a later extension could be discerned. Overall, the size and form of the extension would respect the scale, shape and materials of the existing dwelling.
6. The Council further refers to the loss of distinctive gable features, namely stone kneelers, copings and the chimney stack. These are visible features of the side elevation on approach to the property up Cobden Road. Based on my observations on site and reference to the plans, these features would be partially obscured by the extension, but would not be lost completely, given the extension roof would be set lower than the gable parapet and the chimney stack would be retained. Whilst they are identifiable features of the building, I did not observe them to be homogenous features of buildings in the area, nor are they identified as important or distinctive features of the conservation area.
7. This notwithstanding, these features are proposed to be included on the gable of the proposed extension. Therefore, whilst the proposed extension would partially obscure the existing stone kneelers and copings of the existing gable end, this would be balanced by their inclusion on the new gable, along with the removal of the modern white framed lean-to roof.
8. The proposed extension would be visible from the approach around the final bend on Cobden Road, would be glimpsed between buildings from below on Jackson Road, and would form part of longer views of the whole hillside from elsewhere in Matlock. However, in each of these views the extension would form a minor element of the wider conservation area and would not appear discordant given the variety of dwelling shapes surrounding the appeal site and their organic arrangement across the hillside. It would not detract from the significance of the heritage asset as a whole.
9. Taking these considerations together, I find that the proposal would preserve the character and appearance, and heritage significance, of the MBCA. Accordingly, I find no conflict with Policies HC10, PD1 and PD2 of the Derbyshire Dales Local Plan 2017, which respectively support extensions to dwellings which are in keeping with the scale and character of the original dwelling and site's wider setting; require new development to be of a high

quality design reflecting a clear understanding of site context to create well designed, socially integrated, high quality successful places; and require the conservation of heritage assets in a manner appropriate to their significance.

Other Matters

10. I have had regard to other matters raised, including the personal family circumstances of the appellants; however, as I have not identified harm in respect of the main issue, it is not necessary to consider these other matters further as they would not alter the outcome of the appeal.

Conditions

11. I have imposed the standard time limit condition and a condition requiring development to be carried out in accordance with the approved plans, to provide certainty. I also find that a condition requiring adherence to the proposed materials is needed in the interests of the character and appearance of the host dwelling and the surrounding conservation area.

Conclusion

12. For the foregoing reasons and having regard to all other matters raised, the appeal is allowed.

K Savage

INSPECTOR