



Appeal Decision

Site visit made on 16 June 2020

by R Walker BA Hons DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 June 2020

Appeal Ref: APP/N1025/D/20/3245236

213 Derby Road, Ilkeston DE7 5FF

- 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 Clive Grainger against the decision of Erewash Borough Council.
 - The application Ref ERE/1019/0034, dated 7 October 2019, was refused by notice dated 20 December 2019.
 - The development proposed was originally described as a two storey front extension and loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for an extension and remodelling of existing dwelling consisting of raising roof height, alterations to the roof shape and addition of front, side and rear gables to incorporate rooms in the roof space, two storey front extension (also with room in the roof space) open porch, additional windows, and extension of existing raised patio area to the front (resubmission of ERE/0519/0019) at 213 Derby Road, Ilkeston DE7 5FF in accordance with the terms of the application, Ref ERE/1019/0034, dated 7 October 2019 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: KJ2944A/02 Rev A; KJ2944/03 Rev B and KJ2944A/01 Rev D.
 - 3) The materials to be used in the external surfaces of the extension hereby permitted shall match those used in the existing building.

Procedural Matter

2. In Part E of the appeal form it is stated that the description of the development has not changed. However, the wording from the Council's decision notice has been entered rather than that from the application form. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, and notwithstanding the description of development set out in the banner heading above, which is taken from the application form, I have used the one given on the Council's decision notice in my formal decision for completeness as this more accurately describes the proposal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

4. The appeal property is a 2-storey detached house located along Derby Road. This part of the road is characterised by other detached houses of a variety of sizes and styles. The appeal property is distinct in its orientation which faces onto a private road rather than toward Derby Road.
5. Policy DC2 of the Erewash Borough Local Plan (2005) (LP) stipulates, amongst other things, that extensions to dwellings will be permitted provided the scale, design and external materials of the proposed extension is in keeping with the dwelling to be extended, neighbouring properties and the surrounding area.
6. The host property is positioned between 2 large houses, and in this context the resulting size of the proposal would not appear overly dominant or obtrusive. Although the host property has a well-balanced front elevation, the proposal would still maintain a degree of balance on the resulting gable projection. Moreover, given the distinct orientation of the host property and variety of house styles in this part of the street, there is no strict prevailing pattern of built form that the proposal would conflict with. In design terms, the proposal would utilise matching materials and would be of a design which is distinct, but compatible with, the character of this part of the street. As such, although prominent, the proposal would not appear contrived in this context.
7. I recognise that the scale of the proposal would not appear subservient to the host property and would significantly alter its form and appearance. In this respect, it would, in part, conflict with the requirements of Policy DC2 of the LP. However, as outlined previously, the proposal would be compatible with the surrounding built form. As such, the extent of alterations would not amount to harm in this particular location.
8. I therefore conclude that the proposal would have an acceptable effect on the character and appearance of the area. Consequently, I find no conflict with the objectives of Policy DC2 of the LP when read as a whole. Moreover, I find no conflict with the requirements of Policy 10 of the Erewash Core Strategy (2014) which stipulates, amongst other things, that all new development should be designed to have regard to the local context.
9. In addition to the standard implementation condition, it is necessary in the interests of precision, to define the plans with which the scheme should accord to those submitted with the application. A condition regarding external materials is required in the interests of the character and appearance of the area.
10. For the above reasons, the appeal is allowed subject to conditions.

Robert Walker

INSPECTOR