



Appeal Decision

Site visit made on 15 June 2020 by Darren Ellis MPlan

Decision by Zoe Raygen MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 July 2020

Appeal Ref: APP/C1055/D/20/3247290

139 Blenheim Drive, Derby, DE22 2LH

- 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 Torsten Geis & Mrs Lisa McCormick against the decision of Derby City Council.
 - The application Ref 19/01574/FUL, dated 4 November 2019, was refused by notice dated 9 January 2020.
 - The development proposed is a two storey side extension and single storey rear extension housing additional living accommodation.
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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 appeal property and the wider street scene.

Reasons for the Recommendation

4. The appeal site comprises a two-storey semi-detached dwelling located in Blenheim Drive. The street is comprised of semi-detached properties, built to a similar design. Although some have been extended, as highlighted by the appellant, the number is limited and not sufficient to alter the overall strong uniform character and appearance of the street.
 5. The proposed two storey side extension would introduce a large arched first-floor front dormer window. Whilst acknowledging the curved brickwork over the doorway and the bow windows, given the lack of front dormers in the street it would be an uncharacteristic feature and significantly at odds with the scale and design of existing windows in the appeal property and the wider street scene. Consequently, the proposed front dormer would be an incongruous feature having an adverse impact on the uniform character and appearance of the street scene.
 6. The proposal would also see the front and rear first floor elevations of the extension to be finished with vertically-hung clay tiles, that would be similar in
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appearance to the tiles proposed for the roof. Hung tiles are common in the street, where they separate the ground and first floor front bow windows. While not characteristic elsewhere on the front or rear elevations of properties in the street, in this case they would further differentiate between the original house and the proposed extension.

7. In addition, they would tie in with the proposed roof materials for the extension and the existing house. Moreover, although different to the predominant roofing material in the street, they would not be particularly obtrusive in the long term. Overall therefore, the proposed materials would not detract from the character and appearance of the appeal property or the wider street scene. However, this would not outweigh the harm that would be caused by the uncharacteristic arched front dormer.
8. The proposed rear extension would not be visible from the street and therefore would have no effect on the street scene. However, this would also not outweigh the harm identified above.
9. For the reasons given above, I consider that the proposed extension would cause harm to the appearance and character of the area and would be contrary to policies CP3 and CP4 of the Derby City Local Plan Part 1 Core Strategy (January 2017) and Saved Policy H16 of the City of Derby Local Plan Review (2006). These policies seek, amongst other things, for proposals to have a high quality design that make a positive contribution towards the character of the dwelling and street scene, including with regards to architectural features.
10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

D Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

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

Z Raygen

INSPECTOR