
Appeal Decision

Site visit made on 7 September 2020

by Andrew McGlone BSc MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 September 2020

Appeal Ref: APP/P1045/D/20/3255027

The Beehive, Well Banks, Kirk Ireton DE6 3JW

- 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 Dick Delves against the decision of Derbyshire Dales District Council.
 - The application Ref 20/00281/FUL, dated 13 March 2020, was refused by notice dated 19 May 2020.
 - The development proposed is alterations and extension of garage and proposed ramped access to rear garden.
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Decision

1. The appeal is allowed and planning permission is granted for alterations and extension of garage and proposed ramped access to rear garden at The Beehive, Well Banks, Kirk Ireton DE6 3JW in accordance with the terms of the application, Ref 20/00281/FUL, dated 13 March 2020, 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: 1716/01 Rev A; 1716/02 Rev B; and 1706/03.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. I agree with the Council that the ramped access and stone retaining wall would not harm the character or appearance of the Kirk Ireton Conservation Area (KICA). Hence, these aspects of the appeal scheme would result in a neutral effect. Thus, the main issue is the effect of the proposed alterations and extension to the garage on the character and appearance of the KICA.

Reasons

3. The Beehive forms part of the KICA and is of later 20th century construction. The two-storey property has a link-detached double garage that has a gable elevation which abuts a retaining wall and the off-street parking spaces that serve Raglan House. Within the site, ground levels slope towards Well Banks, which extends next to, and south from the site. Vehicular access to the site is

taken from the junction of three narrow lanes: Well Banks, Coffin Lane and Hemp Yard. Generally, ground levels fall from north to south along these roads which are lined by traditional buildings with pitched roofs. As with other buildings in the KICA, the garage is constructed from materials characteristic to the area, namely coursed gritstone and Staffordshire blue roof tiles.

4. The existing garage is read in the context of a variety of built form that forms a tight-knit relationship with the roads extending through this part of the KICA. Although the ridge height of the garage would be raised, and its footprint slightly extended, the garage, once extended and altered, would still be a subservient part of the host dwelling. By re-orientating the roof slope, it would reflect the host dwelling and many other roof slopes nearby that angle away from the roads. This would, as a result, help maintain its relationship as an outbuilding to the property.
5. Re-siting the garage door to the elevation facing the roads would be a noticeable change. However, across the KICA there are variety of small and large window and door openings, including garage doors. It is also a characteristic of the KICA for gable elevations to adjoin or face roads. These, among other characteristics, comprise the area's special character. The proposal would help preserve the strong sense of visual integrity in the KICA due to construction methods and materials.
6. I conclude that the proposed alterations and extension to the garage would preserve the character and appearance of the KICA. Thus, the proposal would accord with Policies PD1, PD2 and HC10 of the Adopted Derbyshire Dales Local Plan. Jointly these seek, among other things, extensions to dwellings to respond positively to the character of the built and historic environment in terms of the height, scale, form and design so that they conserve heritage assets in a manner appropriate to their significance. As I have not found any harm, I have not needed to undertake the assessment outlined in paragraph 196 of the National Planning Policy Framework.

Conclusion and conditions

7. In the interests of certainty, I have imposed a plans condition. I have also imposed a matching materials condition so that the development reflects the characteristic use of materials in the KICA.
8. For the reasons set out above, I conclude that the appeal is allowed.

Andrew McGlone

INSPECTOR