



Appeal Decision

Site Visit made on 26 February 2021

by Chris Baxter BA (Hons), DipTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 March 2021

Appeal Ref: APP/P1045/D/20/3264229

6 Grange Avenue, Hulland Ward, Ashbourne DE6 3FX

- 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 Mrs Laura Wilkinson against the decision of Derbyshire Dales District Council.
 - The application Ref 20/00830/FUL, dated 27 August 2020, was refused by notice dated 23 October 2020.
 - The development proposed is a two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension at 6 Grange Avenue, Hulland Ward, Ashbourne DE6 3FX in accordance with the terms of the application, Ref 20/00830/FUL, dated 27 August 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: EX 81 01; EX 81 02; EX 81 03; SK 81 01.
 - 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.

Preliminary Matters

2. For the sake of clarity and brevity I have used the description of development from the Council's decision notice.

Main Issue

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

Reasons

4. The surrounding area is characterised predominantly by residential properties of mixed styles, sizes and forms. It is this variation in the built form which contributes positively to the character of the area.
5. The proposed development would be sensitively designed being set back from the front building line of the property and having a hipped style roof. Due to its design and scale, the proposal would be subservient and not appear as an intrusive feature within the surrounding area.

6. Properties in the area have been altered overtime, including those on the same row as the appeal property. These changes to some of the properties have altered the rhythm of the built development providing a variation in the form, layout and size of buildings. The proposed development would add to this variation in the built form in a positive manner. The appeal property is visually prominent however, the proposal would be sympathetically sited as not to have any detrimental effects on the appearance of the street scene.
7. Accordingly, the proposal would not be an incongruous addition and would not have a harmful effect on the character and appearance of the surrounding area. The proposal would be in accordance with Policy PD1 and part b) of Policy HC10 of the Derbyshire Dales Local Plan 2017 and the National Planning Policy Framework which seeks development to contribute to local distinctiveness and require extensions to be in keeping with the scale and character of the original dwelling.

Other Matters

8. I have had regard to all representations and photographic evidence from local residents, including comments on privacy, light, proximity of proposal to neighbouring properties, maintenance, damp, drainage and surface water run off, topography, previous planning application¹ and construction of the proposal. I have given careful consideration to these matters and note that the Council have not raised concerns to some of these matters. They do not lead me to a different overall conclusion on the main issue nor do I find that they would result in the scheme having any harmful effects that would be contrary to the relevant development plan policies.

Conditions

9. Conditions relating to timeliness and the identification of plans are necessary in the interests of proper planning and to provide certainty. In the interests of the character and appearance of the area a condition is necessary in relation to materials.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

Chris Baxter

INSPECTOR

¹ Local Planning Authority Reference Number: 20/00288/FUL