



Appeal Decision

Site visit made on 26 January 2021 by Darren Ellis MPlan

Decision by R C Kirby BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 March 2021

Appeal Ref: APP/P1045/D/20/3263913

114 Northwood Lane, Darley Dale, Nr Matlock, Derbyshire, DE4 2HS

- 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. R.J. Ayres and Ms J.C. Baillie against the decision of Derbyshire Dales District Council.
 - The application Ref 20/00625/FUL, dated 29 June 2020, was refused by notice dated 11 September 2020.
 - The development proposed is a Two Storey Extension to House to form: Hall, Bedroom and Staircase. New Window and Rooflights to North Elevation.
-

Decision

1. The appeal is allowed, and planning permission is granted for a two storey extension at 114 Northwood Lane, Darley Dale, Nr Matlock, Derbyshire, DE4 2HS in accordance with the terms of the application 20/00625/FUL, dated 29 June 2020, subject to these conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan title no. DY515754; Site Plan Scale 1:250; Proposal Drawing - Elevation; Proposal Drawing - Floor Plans.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described on the Proposed Drawing - Floor Plans and shall match those used in the existing building.

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.

Reasons for the Recommendation

4. The appeal site comprises a two-storey semi-detached dwelling located on Northwood Road. The building was formerly a barn that was converted into three dwellings, with two of the dwellings later combined to form the current
-

No 114. The street is comprised of a mix of detached and semi-detached properties of varying sizes and styles, most of which are stone built however there are examples of properties finished with brick or render. Some of the properties in the street have been previously extended. The proposed development would see the erection of a two-storey rear extension.

5. There is a disagreement between the parties over whether the rear elevation constitutes the principal elevation of the property. The rear elevation contains more windows and doors, however it is not visible from a public viewpoint. The front elevation contains the main entrance to the property and fronts the highway.
6. Irrespective of whether the elevation upon which the extension is proposed is the principal elevation of the property, I find that its scale and design would respect the character and appearance of the appeal property. It would be of a subservient scale and design with a set down from the ridge height of the main roof and finished in materials that match the existing property. While the extension would project approximately the same depth as the existing dwelling, it would have very limited visibility from the street.
7. For these reasons, the proposed extension would not be a dominant feature and would not detract from the character and appearance of the appeal property. As such, I conclude that the proposal would accord with Policies PD1 and HC10 of the Adopted Derbyshire Dales Local Plan (December 2016), which both seek, amongst other things, for development to respect the context and character of the original dwelling.

Conditions

8. The standard time limit condition and a condition specifying the approved plans are required to provide certainty.
9. In the interests of the character and appearance of the area, it is necessary for a condition requiring the external materials of the extensions to match the exterior materials of the existing dwelling.
10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed, and planning permission granted subject to the conditions listed above.

D Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed, and planning permission is granted subject to the conditions above.

RC Kirby

INSPECTOR