



Appeal Decision

Site Visit made on 8 June 2021

by William Cooper BA (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 23 JUNE 2021

Appeal Ref: APP/C1055/W/21/3267534

39 Highfield Lane, Derby DE21 6PH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
 - The appeal is made by Mr John Burns against the decision of Derby City Council.
 - The application Ref: 20/00083/FUL, dated 21 January 2020, was refused by notice dated 13 January 2021.
 - The development proposed is side extension at 1st floor level over driveway, new dormer window to front elevation and new rear dormer extension. New doors, windows, cladding and roofing materials to existing building.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a two storey, semi-detached dwelling located within a twentieth century, mainly residential suburb. It is situated towards the junction of Highfield Lane and Wilmot Avenue.
4. While properties in the locality are typically of red brick and render, some variety of architectural form and detailing draws the eye on Highfield Lane and streets off it. This includes a mix of two storey properties and bungalows. Properties are mainly detached, with some semis. Several front and rear dormers on Wilmot Avenue are visible from the rear garden of the appeal property. Various hip and gable roof forms further add to the variety of profiles within the local roofscape.
5. The proposal would appear somewhat different to buildings around it and would reduce the symmetrical nature of the host pair of semis. Nevertheless, the local townscape and roofscape variation would help assimilate the proposed front and rear dormer elements of the proposal.
6. However, the spacing between dwellings is a noticeable characteristic which contributes to the distinctive suburban character and spatial balance in the vicinity of the site. Within this context, the combination of the proposed width of side extension and two storey height would significantly erode the separation gap between the host building and the neighbouring detached house to the north-east. It would result in an overly dominant building and cramped appearance in the streetscene.

7. Together the above would erode the distinctive sense of spacing between residential buildings and discordantly disrupt the architectural balance of the host row of properties and the locality. This would be noticeable from a combination of viewpoints on the road and pavement on Highfield Lane, the appeal property and neighbouring property.
8. My attention is drawn to other widened properties cited by the appellant. However, they have a limited bearing on the character and appearance of the appeal property and its immediate context, given their separation from the latter.
9. In conclusion, the proposal would harm the character and appearance of the area. As such it would conflict with saved Policy H16 of the City Of Derby Local Plan Review and Policies CP3 and CP4 of the Derby City Local Plan - Part 1 Core Strategy, which together seek to ensure that, among other things, development complements local character.
10. Policy GD5 of the LPR focuses on living condition matters and is not engaged in respect of the main issue in this case.

Other Matters

11. The proposal would provide additional living accommodation at the appeal property. However, the benefit would be limited by the scale of the development and would not outweigh the harm identified.

Conclusion

12. The proposal would be contrary to the development plan and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal fails.

William Cooper

INSPECTOR