
Appeal Decision

Site visit made on 10 January 2022

by David M H Rose BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th January 2022

Appeal Reference: APP/M1005/D/21/3285157

10 Larch Road, Kilburn, Belper, DE56 0PX

- 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 Jonathan Haigh against the decision of Amber Valley Borough Council.
 - The application Reference AVA/2021/0901, which was valid on 20 August 2021¹, was refused by notice dated 11 October 2021.
 - The development proposed is 'Proposed car port to front of garage'.
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Decision

1. The appeal is dismissed.

Preliminary matter

2. I note that the appellant submitted, on an informal basis, two alternative plans during consideration of the application in response to the Council's known concerns about the application as submitted. For the avoidance of doubt, my consideration relates to the application as made which also formed the basis of the Council's decision to refuse planning permission.

Main Issue

3. The main issue is the effect of the proposed carport on the street scene.

Reasons

4. Larch Road is a cul-de-sac of detached 'modern' houses terminating in a small group of bungalows (8 – 18 even numbers inclusive). Numbers 8 and 10 are linked by pitched roof garages. Although other properties in the locality have flat roof garages², these are generally set back, or in recess, from the frontage of their respective dwellings. The flat roof porches at numbers 8 and 12 are also minor elements in views along the street.
5. By contrast, the proposed car port, despite its private drive location and some foreground screening, would be readily apparent beyond the head of the cul-de-sac. Its flat roof construction, projecting beyond the principal elevations of the bungalow and its garage, would be clearly visible as a dominant and incongruous attachment to the dwelling. In my opinion, the proposal would fail to complement the overall composition of the host bungalow and it would cause serious harm to the street scene.

¹ The application form was dated 9 August 2021 followed by a letter of application dated 16 August 2021

² Including a double garage opposite no. 10

6. The proposal would thus be in conflict with Saved Policy LS3 of the Amber Valley Borough Local Plan which requires development proposals to reflect the principles of good design. Good design is also a cornerstone of the National Planning Policy Framework.
7. I note that the proposal has been designed with white uPVC coated supports and a translucent roof. I have also taken account of the absence of substantive local objections. I also give weight to the appellants' personal circumstances as described and the benefits of being able to access their car under cover.
8. However, I have reached the conclusion that none of these are sufficient to outweigh the harm that I have described. Accordingly, I dismiss the appeal.

David MH Rose

Inspector