

Appeal Decision

Site visit made on 11 July 2022

by David Fitzsimon MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 August 2022

Appeal Ref: APP/N1025/D/22/3299120

125 Malthouse Road, Ilkeston, Derbyshire DE7 4PA

- 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 A Brown against the decision of Erewash Borough Council.
 - The application Ref ERE/0222/0045, dated 15 February 2022, was refused by notice dated 25 April 2022.
 - The development proposed is a porch extension to front elevation.
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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 porch extension on the character and appearance of the host dwelling and the street scene within which it sits.

Reasons

3. The appeal relates to a modern, end of terrace dwelling which is located in a prominent elevated position on a bend in Malthouse Road. Most of the dwellings within the row have a similar modest porch with a lean-to roof and their general uniformity is a noticeable element which makes a positive contribution to the overall character and appearance of the street scene.
 4. The proposal seeks to retain the width of the existing porch, but deepen it by some 2780mm with an extension finished in matching external materials. The enlarged porch would sit much further forward than the main section of the principal elevation of the host dwelling and the other porches within the row. Due to the extent of forward projection, combined with a blank front elevation save for a narrow high level window and rooflight, the extended porch would dominate the front elevation of the host dwelling and it would imbalance the dwellings within the terrace. The effect would result in an incongruous addition which would appear overly prominent within the street scene, particularly given the exposed corner position of the appeal property.
 5. It is accepted that the proposed extended porch would not harm the living conditions of nearby residents in any way, whilst adequate private parking and a reasonably sized front garden would remain. However, these are neutral
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factors in the overall planning balance. I also appreciate the Appellant's desire for a wc and cloakroom, but this does not override the visual harm I have identified.

6. Finally, I am mindful that the Appellant has expressed disappointment in the manner in which the application was dealt with by the Council. However, this is not a matter for me to consider.
7. For the above reasons, I conclude that the proposed porch extension would harm the character and appearance of the host dwelling and the street scene within which it sits. In such terms, it conflicts with Policy 10 of the Erewash Core Strategy, saved policy DC2 of the adopted Erewash Local Plan and the Council's adopted Supplementary Planning Document titled '*Extending Your Home*' which collectively promote high quality design that is in keeping with the dwelling to be extended, neighbouring properties and the surrounding area.
8. The arguments advanced by the Appellant do not outweigh this harm and policy conflict therefore the appeal does not succeed.

David Fitzsimon

INSPECTOR