

Appeal Decision

Site visit made on 12 July 2023

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 July 2023

Appeal Ref: APP/N1025/D/23/3322848
239 Derby Road, Long Eaton, Derbyshire, NG10 4BS

- 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 Sood against the decision of Erewash Borough Council.
 - The application Ref ERE/0323/0036, dated 21 March 2023, was refused by notice dated 12 May 2023.
 - The development proposed is a new build garage.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Planning permission was recently granted¹ at the appeal site for two storey extensions to the side, rear and front elevations. Single storey rear extension and single storey front porch plus loft conversion and hip to gable alterations.

Main Issue

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

Reasons

4. The appeal property is a detached two storey dwelling located in a residential area characterised by the presence of detached two storey dwellings set within comfortable garden plots.
5. The appeal property, like many other houses along the road, is set back from Derby Road behind a front garden/parking area and has a garden to the rear. In keeping with the local pattern of development, the appeal property largely fills its plot to either side, with only a relatively narrow gap between its built form and that of properties to either side.
6. On the opposite side of Derby Road to the appeal site is a hedgerow, beyond which lies an extensive area of playing fields. During my site visit, I observed that together, the playing fields, the generous set back of dwellings and the presence of low boundary walls, trees, gardens and an area of grass verge, results in a notably green, open and spacious character.

¹ Reference: ERE/0622/0039.

7. Also during my site visit, I noted that the absence of free-standing buildings forward of the front elevations of dwellings makes a positive contribution to these attributes.
8. The proposed development would comprise a detached garage set well-forward of the front elevation of Number 239 Derby Road.
9. I find that this would appear as a highly incongruous feature within an area notable for the absence of any such form of development. The proposed garage would thus detract significantly from the area's identified green, open and spacious attributes.
10. Further to the above, I observed during my site visit that the appeal property's front garden steps well forward of those of neighbouring dwellings to the west. Consequently, the proposed garage would appear prominently as an awkwardly sited alien feature when observed from the west. This would exacerbate the harm arising by way of incongruity.
11. Whilst I note the presence of trees, boundary features and gardens in the area, the presence of these would not serve to hide the proposed development or mitigate its harmful impacts to any significant degree.
12. Taking all of the above into account, I find that the proposal would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Saved Policy² DC2; to Core Strategy³ Policy 10; and to the Council's Extending Your Home Supplementary Planning Document (2006), which together amongst other things, seek to protect local character.

Other Matters

13. The appellant, in support of the proposal, draws attention to a need to provide garage and storage space. Whilst I acknowledge that the proposal would result in this benefit, I note there is no substantive evidence before me to demonstrate that storage space could not be achieved in any other way, or that it would not be possible for the appeal property to appear clean and tidy, were the proposed development not to go ahead.
14. Notwithstanding this, I have found that the proposed development will result in significant harm and this is not a matter that is outweighed by the fact that the proposal is intended to provide garage and storage space.

Conclusion

15. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

² Reference: Erewash Saved Policies Document (2008).

³ Reference: Erewash Core Strategy (2014).