



Appeal Decision

Site visit made on 17 September 2024 by T Morris BA (Hons) MSc

Decision by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th October 2024

Appeal Ref: APP/P1045/D/24/3346619

Peartree Cottage, Hadley Lane, Bradley, Derbyshire DE6 1LQ

- 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 M Plampin against the decision of Derbyshire Dales District Council.
 - The application Ref is 24/00111/FUL.
 - The development proposed is described as 'Proposed two storey side extension and rear single storey extension including internal alterations. Open timber framed porch to existing enclosed porch 1m wide'.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector 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 proposed development on the character and appearance of the host property.

Reasons for the Recommendation

4. The appeal site comprises a detached dwelling situated in a rural area. The principal elevation of the dwelling faces the rear garden rather than Hadley Lane. The principal elevation has two small gable features at roof level and a ground floor porch with a complementary gable incorporating a similar brick dentil course to those at roof level. It also has a two-storey side extension which is designed as a continuation of the principal elevation of the host dwelling including its main roof form. Even accounting for this and other alterations that have taken place to Peartree Cottage, it retains its attractive cottage like appearance particularly to the principal elevation, owing to its cohesive form, reoccurring but modest gable features and the well-balanced window arrangement.
5. However, the considerable width of the proposed projecting gable on the principal elevation would appear dominant alongside the existing more modest gables features. This would unacceptably unbalance the principal elevation, and this would be compounded by the overly wide windows which would not be sympathetic to the traditional aesthetic of this elevation. Even accounting for the use of similar materials and brick detail on verges and eaves, the extension

would therefore be an incongruous addition and would fail to positively reflect the character and identity of the host property.

6. I accept that the discordant design elements described above are unlikely to be perceptible from Hadley Lane, although glimpses of the extension may be obtainable from windows and gardens serving the adjacent properties at 'Threeways' and 'Woodlake'. In any event, limited public visibility does not obviate the need to meet the high-quality design requirements of the development plan. Indeed, paragraph 131 of the National Planning Policy Framework also states that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
7. The appellant suggests that many older houses in the local area have been substantively altered and extended losing much of their original character. Even if that is the case this does not necessarily advocate such an approach under the existing development plan and national policy requirements.
8. With regards to specific examples referred to, the current form of 'Lilac Cottage' appears to be well established and there is no recent planning history before me. I am not aware of the material considerations which led to planning permission being granted for the extension at 'The Gables'. In particular, it is not clear whether it had distinctive, well-balanced detailing to its principal elevation similar to Peartree Cottage. Therefore, the evidence provided in these respects does not justify the site-specific harm that I have identified to the character and appearance of Peartree Cottage and the conflict with the high-quality design requirements of the development plan.
9. The appellant indicates that favourable pre-application advice was given by the Council prior to submission of the planning application. I have not seen the plans which the pre-application advice was based on. However, from what I have seen the officer opinion given did raise some concerns including in respect of a horizontal emphasis to the windows and the inclusion of patio doors, yet such design features have been carried through to the appeal scheme. In any case, for the wider reasons set out the proposal would be harmful and would conflict with the provisions of the development plan for the area. Therefore, I agree with the Council's formal decision in respect of the appeal proposal.
10. I conclude, the proposed development would have a harmful effect on the character and appearance of the host property. The proposal would conflict with Policies PD1 (Design and Place Making) and HC10 (Extensions to Dwellings) of the Derbyshire Dales Local Plan (2017) which require amongst other things that the form and design of extensions are in keeping with the scale and character of the original dwelling and that developments are of a high-quality design that respects the character, identity and context of the area.

Conclusion and Recommendation

11. For the reasons given above, I recommend that the appeal should be dismissed since it would conflict with the development plan.

T Morris

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

M Russell

INSPECTOR