



Appeal Decision

Site visit made on 15 September 2025

by **P Eggleton BSc(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 September 2025

Appeal Ref: APP/A1015/D/25/3371678

143 Gloucester Road, Stonegravels, Chesterfield, Derbyshire S41 7DE

- 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 Hannah Milner against the decision of Chesterfield Borough Council.
 - The application reference is CHE/25/00287/FUL.
 - The development proposed is a front porch extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a front porch extension at 143 Gloucester Road, Stonegravels, Chesterfield, Derbyshire in accordance with the terms of the application, reference CHE/25/00287/FUL, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 25/701, 25/702 and 25/703.
 - 3) The materials to be used in the construction of the external surfaces shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The properties in the area are of a generally uniform appearance, being of simple designs with hipped roofs. Front porches are not common within the area as the frontages are generally unaltered from when first built. Small door canopies are more common although not a uniform feature. There is an example of a similar, although wider porch, within the street.
4. The proposed porch would be of a simple design with matching materials and a lean-to roof. The element relating to the front door would be of a size similar to that which could normally be erected under permitted development rights. However, it is proposed to extend this beyond the front door area to provide a ground floor toilet. It would however not extend across the full width of the frontage. Given its depth, overall height and width, it would remain as a relatively subservient addition to the frontage of the property. With matching materials as proposed, it would not detract from the appearance of the house.

5. It would be set back from the front boundary but it would, nevertheless, be relatively prominent. Although it would represent a new feature within the street scene, it would not materially alter the wider character of the area as it would be of a suitable design and scale for its position.
6. The proposed porch would represent a positive investment and would result in an improvement to the living accommodation of the property. It would be of a size and design that would not result in harm to the character or appearance of this area. It would not therefore conflict with the design aspirations of policy CLP20 of the Chesterfield Borough Local Plan 2020; or the design objectives of the National Planning Policy Framework. As there are no matters that weigh significantly against the proposal, I allow the appeal.
7. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. I have imposed a condition to require that the materials would match the existing to ensure that the development would have a satisfactory appearance.

Peter Eggleton

INSPECTOR