



Appeal Decision

Site visit made on 11 November 2025

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 21 November 2025

Appeal Ref: APP/P1045/D/25/3361917

1 The Croft, Greenhill, Wirksworth, Derbyshire, DE4 4EN

- 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 Karl Tomlinson against the decision of Derbyshire Dales District Council.
 - The application Ref is 24/01019/FUL.
 - The development proposed is existing 1200mm x 1200mm downstairs right hand side window to be replaced with 1200mm wide x 2100mm high French doors. Front door with small A4 sized window to be replaced with a door comprising 2 off windows in the top half.
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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 development on the character and appearance of Wirksworth Conservation Area.

Reasons

3. The appeal property is a relatively modern detached two storey dwelling constructed from stone to a traditional design. The dwelling is set back from Greenhill behind a tall stone wall and garden area. The dwelling is located in a residential area, where dwellings tend to comprise terraced cottages of brick and stone construction, as well as occasional newer stone-built dwellings of traditional appearance.
4. The appeal property is situated within Wirksworth Conservation Area, characterised by the presence of a wide range of attractive period properties, including the 13th Century Church of St Mary, 16th Century alms-houses, Georgian townhouses, and many 18th and 19th Century commercial, industrial, public and residential buildings.
5. The appeal dwelling is situated along Greenhill, which is a steep, narrow street. A long terrace runs alongside Greenhill close to the appeal dwelling and the dwellings within this terrace sit immediately adjacent to the street, presenting doors and windows of period appearance to the street frontage. This results in a strong and attractive sense of heritage.
6. Whilst a much more modern building, the appeal dwelling has clearly been designed to present a traditional frontage to the street. The small window in its plain door and the presence of relatively small windows serve to maintain the traditional appearance of dwellings fronting Greenhill.

7. The proposed development would introduce a front door of much more modern appearance, and I find that this, when combined with the replacement of a ground floor window with French doors, would severely detract from the appeal dwelling's traditional qualities.
8. I find that the proposed development would introduce much larger areas of glazing and in so doing, would significantly disrupt the window to walling ratio of the appeal dwelling's front elevation. This would occur to such an extent that the frontage would take on a distinctly modern domestic quality, more akin to the rear elevation of a modern house. As such, the proposal would detract significantly from the identified traditional qualities that make a positive contribution to Greenhill's character and appearance.
9. Taking all of the above into account, I find that the proposal would detract from and would not conserve the character and appearance of Wirksworth Conservation Area. Having regard to paragraph 215 of the National Planning Policy Framework (the Framework) and to Planning Practice Guidance, I consider that the harm to the character and appearance of Wirksworth Conservation Area would be less than substantial.
10. This needs to be balanced against any public benefits the development may bring and this regard, there is nothing before me that comprises or amounts to a public benefit that outweighs the harm identified.
11. Taking all of this into account, I find that the proposed development would harm the character and appearance of the Wirksworth Conservation Area, contrary to the National Planning Policy Framework and to Derbyshire Dales Local Plan (2017) Policies PD1, PD2 and HC10, which together amongst other things, seek to protect local character.

Conclusion

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

N McGurk

INSPECTOR