



Appeal Decision

Site visit made on 26 July 2022

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

an Inspector appointed by the Secretary of State

Decision date: 17 August 2022

Appeal Ref: APP/P1045/D/22/3299634

The Lodge, Farley Hill, Matlock, DE4 3LL

- 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 and Mrs Statham against the decision of Derbyshire Dales District Council.
 - The application Ref 21/01485/FUL, dated 8 December 2021, was refused by notice dated 9 March 2022.
 - The development proposed is a single storey extension.
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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 the area.

Reasons

3. The appeal property is a stone-built dwelling which extends to two floors and is accessed directly from Farley Hill.
 4. It is located in a residential area characterised by the presence of terraced and detached stone-built dwellings. Trees and large gardens lend a pleasant sense of greenery and spaciousness to the area.
 5. The appeal property sits below a tall period dwelling and opposite a terraced row of dwellings which, together with the appeal property, afford the area a characterful and attractive sense of history. The presence of stone walls alongside both sides of Farley Hill combine with the dwellings' stone elevations to add significantly to the area's distinctively traditional character.
 6. Farley Hill itself is relatively steep as it approaches and passes the appeal property and I observed during my site visit that the dwelling appears widely in a variety of near and distant views.
 7. The proposal would include a single-storey glazed lean-to extension across the length of the front elevation and would link the main dwelling to a single-storey annexe off-set to the side. The lean-to would appear prominently across the front of the house, facing directly out across the access to Farley Hill.
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8. I find that the proposed development would detract significantly from the traditional appearance of the appeal property. It would appear as an incongruous feature, unlike any to the front of traditional stone-built dwellings in the area.
9. Its lean-to appearance and large expanses of glazing would combine awkwardly with the prevalence of stone and the traditional character of the host property; and it would appear entirely out of keeping with the stone dwellings behind and opposite the appeal property.
10. Further, I find that the harm arising would be exacerbated as a result of a combination of the prominent, highly visible siting of the proposal to the front of the dwelling and the appeal property's prominent and widely visible position within the wider area. This would increase the attention the proposal would draw to itself as a feature out of keeping with its surroundings.
11. Taking the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; and to Derbyshire Dales Local Plan (2017) Policies PD1 and HC10, which together amongst other things, seek to protect local character.

Other Matters

12. In support of the proposal, the appellants state that the proposal will provide much-needed accommodation, allowing support to be provided for an elderly relative. Whilst this is a factor in favour of the proposal, it does not outweigh the harm identified and hence the decision below.

Conclusion

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

N McGurk

INSPECTOR