



Appeal Decision

Site visit made on 10 August 2022

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 August 2022

Appeal Ref: APP/P1045/D/22/3299674

2 Sir Josephs Lane, Darley Dale, Matlock DE4 2GY

- 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 R and Mrs P Buckner against the decision of Derbyshire Dales District Council.
 - The application Ref 22/00306/FUL, dated 14 March 2022, was refused by notice dated 10 May 2022.
 - The development proposed is increase of principal elevation eaves level, addition of dormer windows and single storey rear extension.
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Decision

1. The appeal is allowed, and planning permission is granted for an increase of the principal elevation eaves level, addition of dormer windows and single storey rear extension at 2 Sir Josephs Lane, Darley Dale, Matlock DE4 2GY in accordance with the terms of the application Ref 22/00306/FUL dated 14 March 2022 and the plans with it, subject to the conditions below:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans.

Main Issue

2. The main issue in this appeal is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal property is single storey to the front and two storeys at the rear, built of reconstituted stone in an area predominately made up of residential development. A business park is located to the east on the other side of Whitworth Road. The appeal property is largely screened by vegetation and boundary treatment from the busy Bakewell Road to the south.
4. The immediate residential area is made up of various dwelling types, largely constructed in the same reconstituted stone. Overall, there is no dwelling type in the ascendancy when it comes to defining the character of the area.

5. The proposal would see the raising of the eaves to the front elevation and the installation of dormer windows to that elevation. A single storey extension would be built at the rear, and the existing rear conservatory removed. The appeal property has a large expanse of external roof area to the existing front elevation.
6. I find that the disparity in dwelling types removes much of what would create the character in terms of the appearance of dwellings, and the character is more aligned to the nature of construction materials. There are a number of properties that have benefitted by extensions of various types, and this has diluted the character of the area further.
7. The introduction of dormer windows would not represent a previously unknown design feature, as a number of properties already have them, in some cases far more intrusive than those proposed in the appeal property.
8. The raising of the eaves allows for the dormers to be installed and gives the outward appearance of making the appeal property more two-storey in appearance. I do not find this design feature to be incongruous within the street scene, or be materially harmful to it in any way, and the removal of a large section of the external roof area does not detract from the host building.
9. The Council have not raised any issues with the rear extension, and I have no reason to dispute that view, and therefore I shall not raise the matter any further.
10. With regard to the nature of this appeal, I find that the proposal would not cause harm to the character and appearance of the area and as a result, I find no conflict with policies PD1 and HC10 of the Adopted Derbyshire Dales Local Plan (2017), which collectively, amongst other matters, expect development to be of high-quality design and be in keeping with the scale and character of the original dwelling.

Conditions

11. The conditions suggested by the Council are standard conditions relating to commencement, matching materials and in accordance with the approved plans, in the interests of proper planning. I see no reason to amend these or add other conditions.

Conclusion

12. For the reasons given above, and taking account of all material planning considerations, I conclude that the appeal should be allowed.

Paul Cooper

INSPECTOR