



Appeal Decision

Site visit made on 5 June 2024

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26th June 2024

Appeal Ref: APP/P1045/D/24/3341969

3 Orchard View, Marston Montgomery, Derbyshire DE6 2HG

- 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 & Mrs M Lewis against the decision of Derbyshire Dales District Council.
 - The application Ref is 23/01226/FUL.
 - The development proposed is installation of dormer windows, rooflight, window to the side of the property and wind turbine vents.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The Council changed the description of development from that stated on the application form. I consider that the revised description and the description on the application form do not accurately describe the appeal scheme and in the interests of clarity I have adopted an amended description in the heading above.

Main Issue

3. The main issue in this appeal is the effect of the dormer windows on the character and appearance of the existing property and the area in general.
4. The Council have not raised concern with the rooflight, side window or wind turbine vents, from the information before me I do not disagree.

Reasons

5. The site is part of a housing development which was designed to reflect the form and appearance of traditional agricultural buildings. There is a harmony to the properties by virtue of similar characteristics and design features, such as simple, wide, linear, uninterrupted roof-slopes.
6. In this instance the development does not complement the existing architecture of the property or that of neighbouring buildings. Whilst the materials proposed are sympathetic to the existing property, the alterations to the roof are incongruous and at odds with the overall design aesthetics of the area.

7. I find that the proposed development would harm the character and appearance of the existing property and the area in general.
8. There is conflict with Policies PD1 and HC10 of the Adopted Derbyshire Dales Local Plan (2017) (the Local Plan) which seek amongst other things for developments to be high quality, respecting the character of the original dwelling and setting.
9. The reason for refusal contends there would be conflict with Policy S2 of the Local Plan. However, this policy defines the settlement hierarchy and the associated broad approach to new development in each instance. Based on the information before me there is no evidence that the proposed householder development would likely result in harm to the settlement hierarchy which seeks to direct new development towards the most sustainable locations.

Other Matters

10. The Appellant has drawn my attention to allowed appeal decisions¹. The appeal properties are barn conversions, based on the information provided the appeal proposals are not comparable to the proposal before me, one is for a single storey rear extension and the other a Velux roof light. Notwithstanding this each development must be considered on its individual merits, and I have reached my conclusion based on the individual merit of the appeal proposal.

Conclusion

11. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR

¹ APP/P1045/D/22/3313986 & APP/P1045/Y/21/3269505