



Appeal Decision

Site visit made on 9 July 2024

by Chris Couper BA (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th July 2024

Appeal Ref: APP/P1045/D/24/3344136

Hackney Lane Farm, Old Hackney Lane, Hackney, Derbyshire DE4 2QJ

- 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 and Mrs Mitchell against the decision of Derbyshire Dales District Council.
 - The application Ref is 24/00020/FUL.
 - The development proposed is a porch extension.
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Decision

1. The appeal is allowed and planning permission is granted for a porch extension at Hackney Lane Farm, Old Hackney Lane, Hackney, Derbyshire DE4 2QJ, in accordance with the terms of the application, Ref 24/00020/FUL, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: P001 (Existing Elevations), P001 (Existing Plans), P001 (Proposed Plans) - depicting elevations, P001 (Proposed Plans) - depicting floor plan, and P003 (Location and Block Plan).

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property.

Reasons

3. Hackney Lane Farm is orientated with its largely blank rear wall abutting Old Hackney Lane, and with its much more detailed front elevation facing the property's spacious garden, with views across to the valley beyond. It is built in stone, with twin gables and a steeply pitched roof. Viewed from the front, there are recessed extensions either side of the original building, which includes multi-paned sliding sash windows and patio doors arranged around a central doorway. I therefore agree with the Council's description of its principal elevation as displaying a strong, traditional character.
4. The proposed porch, with its flat roof, glazed lantern, and off-set picture window, would be in a contemporary style. That said, it would be faced in

Derbyshire stone to match the existing dwelling, with sections of timber cladding to reflect the materials found on the host's nearby garage.

5. Moreover, in the context of the original building, it would have a very modest and subordinate scale, and its central positioning would maintain the building's fairly rhythmic and reasonably symmetrical front elevation. Consequently, it would not harm the character and appearance of the host property.
6. The scheme would not therefore conflict with Policies PD1 and HC10 of the Derbyshire Dales Local Plan (2017). Amongst other things, and in general terms, these require new development to be well-designed and to respect local character; and state that extensions should be in keeping with the original dwelling having regard to matters such as height, scale, form and design.
7. Turning to the matter of conditions, I have imposed the standard time limit condition and, in the interests of certainty, a condition requiring that the development be carried out in accordance with the approved plans.
8. Having regard to all other matters raised, the appeal is therefore allowed.

Chris Couper

INSPECTOR