

16. HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0518/0435 3219940	Removal or Variation of Condition 3 on NP/DDD/0417/0403 to allow clear glazed non opening windows in the east facing gable ends of the extension at Gate Close, The Fold, Stoney Middleton	Householder	Delegated
NP/DDD/1018/0885 3223575	Single storey front and rear extensions at 19 New Road, Eyam	Householder	Delegated

2. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/HPK/0316/0215 3201092	Alterations to listed building at Edale House, Hope Road, Edale	Hearing	Part Allowed/Part Dismissed	Delegated
NP/DDD/0218/0126 3208806	Removal of Condition 3 on Planning Permission granted for Change of use of part of premises from commercial to residential at Skidmore, Queen Street, Tideswell	Written Reps	Allowed with Conditions	Delegated

The Inspector agreed with the Authority that some of the works that had already been carried out were acceptable in preserving the building and its setting and its features of special architectural/historic interest, and are in line with policy. However, there were works that were found to be unacceptable, and which conflicted with the development plan, and the public benefits of these works did not outweigh the harm identified. The Inspector amended some of the suggested conditions that the Authority had submitted. .

The Inspector considered that Condition 3 by the Authority to not grant permission for any alterations to the external appearance of the property were not necessary, as Condition 4 of the permission restricted external alterations to the resulting dwelling. So although the Inspector allowed the appeal it was only insofar as to rewrite a condition with the same effect, stating that “no improvement or alteration to the external appearance of the building shall be carried out without an application for planning permission having first been made to and approved in writing by the National Park Authority”.

NP/SM/0818/0742 3219634	Proposed two storey side extension to create porch, utility and summer room on the ground floor, and a new en-suite/dressing room on the first floor at Hope Farm, Hope Road, Alstonefield	Householder	Dismissed	Delegated
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The Inspector considered that there were a number of inaccuracies in the plans, and that the proposed north and east elevations and first floor plan contained conflicting detail. It was also felt that the inconsistencies created doubt as to the finished appearance of the proposal, and that it was not clear precisely as to what was proposed. The appeal was therefore dismissed.

NP/DDD/1018/0885 3223575	Proposed single storey front and rear extensions at 19 New Road, Eyam	Householder	Dismissed	Delegated
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The Inspector considered that the proposal would dominate the front of the pair of semi-detached dwellings, and would detract from their simple character. The visual harm would be readily visible from certain vantage points within the street scene and would not be in keeping with the general pattern of the surrounding development. The appeal was therefore dismissed.

NP/DDD/0918/0819 3221331	Proposed two storey rear extension, single storey side extension and detached garage at Hollins House, Dunlow Lane, Eyam	Householder	Part Dismissed/Part Allowed	Delegated
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The Inspector felt that whilst the proposed extensions to the dwelling were acceptable, the proposed garage would harm the character and appearance of its immediate, and would fail to conserve and enhance the natural beauty and valued character of the National Park. The Inspector allowed part of the appeal with imposed conditions relating to the external finish of the extension to ensure they would be visually acceptable.

3. **RECOMMENDATION:**

That the report be received.