

Appeal Decision

Site visit made on 11 November 2016

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 November 2016

Appeal Ref: APP/V1505/D/16/3158523

9 Gilmour Rise, Billericay, Essex CM12 9NB

- 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 Paul Beesley against the decision of Basildon Borough Council.
 - The application Ref 16/00916/FULL, dated 30 March 2016, was refused by notice dated 22 August 2016.
 - The development proposed is described as "Porch extension to the front of the house for a downstairs WC. Bring the garage forward almost flush with the front of the house. Ground floor extension to the rear of the house and garage, for playroom and a utility room. First floor extension to the rear and side of the house for master bedroom and en-suite".
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a 2-storey semi-detached house with an attached single garage to the side that is set behind the front building line of the house. This arrangement is mirrored by the houses to either side and is a common feature of this portion of Gilmour Rise. The absence of development above the garages gives the group of semi-detached houses a high degree of uniformity which is a feature of the wider area and therefore a matter to which I attach significant weight.
 4. The proposal would include extensions to the side and rear at ground and first floor levels. Whilst the first floor element would not extend to the side boundary and would be set back behind the front building line, it would be evident in front-on views of the property. As a consequence of its siting, height and size this aspect of the proposal would detract from the unity of the group and the wider street scene.
 5. For these reasons I conclude that the proposal would have an unacceptable effect on the character and appearance of the area. It therefore conflicts with Policy BAS BE12 of the Basildon District Local Plan Saved Policies (2007) which
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states that extensions of existing dwellings will be refused if they cause material harm to the character of the surrounding area, including the street scene. The proposal is also contrary to the aims of Paragraph 64 of the National Planning Policy Framework (2012).

6. I note the existence of a first floor level side extension on a semi-detached property close by in Hillary Mount. As that property forms part of a small group of semi-detached houses that differ in their design from those in Gilmour Rise it is not directly comparable with the appeal proposal. In any event, each application and appeal needs to be considered on its individual merits having regard to its particular context.

Conclusion

7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR