

---

## Appeal Decision

Site visit made on 5 December 2016

**by Terry G Phillimore MA MCD MRTPI**

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

**Decision date: 20 December 2016**

---

**Appeal Ref: APP/V1505/D/16/3160538**  
**21 Dorset Way, Billericay CM12 0UD**

- 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 & Mrs Barry Fagg against the decision of Basildon Borough Council.
  - The application Ref 16/00800/FULL, dated 9 June 2016, was refused by notice dated 3 August 2016.
  - The development proposed is a single storey extension to left hand side elevation.
- 

### Decision

1. The appeal is allowed and planning permission is granted for a single storey extension to left hand side elevation at 21 Dorset Way, Billericay CM12 0UD in accordance with the terms of the application, Ref 16/00800/FULL, dated 9 June 2016, subject to the following conditions:
  - 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 extension hereby permitted shall match those used in the existing building.
  - 3) The development hereby permitted shall be carried out in accordance with the following approved plan: 21DW/SK01/B.

### Main Issue

2. The main issue is the effect the proposal would have on the character and appearance of the area.

### Reasons

3. The two-storey semi-detached house is part of a late 20<sup>th</sup> century residential estate development with a courtyard type layout. There is a variety of dwellings in terms of size and orientation. No. 21 is set within a small court. With screening by other buildings and its relatively lower level, the house is of limited prominence in wider views.
4. The east elevation to which the proposed extension would be attached is the front end of the house, but the main entrance door is on the north elevation, and due to the above factors the extension would not breach any established pattern of building layout in the vicinity. The simple pitched roof form would

be in keeping with the plain brick façade of the east elevation subject to the use of matching materials. In this context the 3m forward projection of the extension would therefore not be an unduly dominant addition, warranting an exception to the Council's normal restriction on the depth of front extensions. While there would be some vegetation removal, this would not erode a significant positive feature of the locality given the varied pattern of development and relatively concealed setting.

5. I agree with the Council's assessment that due to the separation distance from neighbouring properties the proposal is acceptable in terms of potential overlooking, overshadowing and visual impact.
6. I conclude that the proposal would not give rise to the material harms which saved policy BAS BE12 of the Basildon District Local Plan 2007 on residential development seeks to prevent, and the appeal should be allowed.

*T G Phillimore*

INSPECTOR