
Appeal Decision

Site visit made on 11 April 2017

by I Radcliffe BSc(Hons) MRTPI MCIEH DMS

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

Decision date: 12 April 2017

Appeal Ref: APP/V1505/D/17/3168148

19 Meadowland Road, Wickford, Essex SS11 8XW

- 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 Neal Ford against the decision of Basildon District Council.
 - The application Ref 16/01697/FULL, dated 6 December 2016, was refused by notice dated 25 January 2017.
 - The development proposed is a new two storey side extension to the existing dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for a new two storey side extension to the existing dwelling at 19 Meadowland Road, Wickford, Essex SS11 8XW in accordance with the terms of the application, Ref 16/01697/FULL, dated 6 December 2016, 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: 514-20, 514-21, 514-22, 514-23, 514-24, 514-25
 - 3) 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.

Main Issues

2. The main issues in this appeal are;
 - the effect of the proposed development on the character and appearance of the area; and,
 - the effect of the proposed development on the living conditions of the occupiers of the houses to the rear along Woodberry Road and Meadowland Road with regard to the perception of overlooking.

Reasons

Character and appearance

3. The appeal property is a detached two storey house within a housing estate characterised by two storey dwellings. The houses vary in terms of the distance they are set back from the road, the gaps between them and the external materials used in their construction. As a result, although Meadowland Road is relatively densely developed, it has visual interest and is attractively designed.
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4. The appeal property is set close to the back edge of the pavement. Wide gaps of several metres separate the house from neighbouring dwellings on either side. The proposed side extension would occupy the gap between the house and its detached single storey garage, linking the two together. Whilst this would result in built development extending across the whole width of the appeal site, most of the wide gap at first floor level separating the house from the flank wall of its neighbour, 36 Woodberry Road, would remain. As a result, the proposed development would not appear cramped.
5. The house with its central front door and windows either side has a symmetrical appearance. The narrow width of the proposed side extension, its set back from the front elevation and set down in height from the ridge of the roof would mean that it would be subservient in scale to the house. As a result, the original symmetrical form of the dwelling would remain apparent. In terms of fenestration, detailing and materials, with the information shown on the submitted plans and the control that can be exerted by condition, the extension would match the house in appearance.
6. For all of these reasons, I therefore conclude that the proposed development would complement the house, street scene and area in compliance with policy BAS BE12 of the Basildon District Local Plan. This policy, amongst other matters, requires the protection of the character and appearance of a locality through design that respects local design features. It would also comply with the guidance contained within the supplementary planning guidance, 'Development Control Guidelines' (SPG) and the National Planning Policy Framework ('the Framework') which seeks high quality design.

Living conditions

7. The rear of the house has a short rear garden that faces some of the back gardens along Woodberry Road and Meadowland Road. The rear of the bedroom that would be created by the extension, in keeping with the other first floor rooms in the rear elevation of the house, would be served by a roof light rather than a window to prevent overlooking.
8. The extension would be in line with the shortest part of the garden, closest to neighbouring back gardens. However, with the roof light located within the plane of the roof there would be no material overlooking of neighbouring rear gardens, nor with it facing skywards would there be a perception of overlooking from it or the three existing roof lights. As a result, the proposed extension would not harm the living conditions of neighbours in compliance with policy BAS BE12, which amongst other matters, seeks to prevent such harm. For the same reason, it would comply with DC30 of the SPG, which protects privacy, and a core planning principle of the Framework, which seeks to secure a good standard of amenity for existing occupants of land.

Conclusion

9. For the reasons given above, and having regard to all other matters raised, the appeal should be allowed. In order to provide certainty, the relevant plans that the development shall be carried out in accordance with need to be specified. In order that the materials used in the extension complement the existing building they need to match. I have required these matters by condition.

Ian Radcliffe

Inspector