
Appeal Decision

Site visit made on 26 June 2017

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 28 June 2017

Appeal Ref: APP/V1505/D/17/3175267

3 Wheatear Place, Billericay, Essex CM11 2YY

- 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 Mark Turner against the decision of Basildon Borough Council.
 - The application Ref 16/01745/FULL was refused by notice dated 6 February 2017.
 - The development proposed is a detached garage.
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Decision

1. The appeal is dismissed.

Main issue

2. I consider the main issue to be the effect of the proposal on the character and appearance of the surrounding streetscene.

Reasons

3. The appeal site lies within a modern residential estate close to the entrance to Wheatear Place. Adjacent to the site is the vehicular entrance to a group of properties. The proposed garage would be situated in an area currently dominated by extensive mature hedging. The verdant soft landscaping provides a visual break in built form in the streetscene. I consider that this verdant area and the other small areas of soft landscaping in the gardens in the vicinity make a positive contribution to the character and appearance of the surrounding streetscene.
 4. The proposed garage would have an irregular hexagonal shaped footprint. It would have a part ridge roof and part flat roof and predominately follow the curved boundary of the site. The design of the proposed garage would appear contrived to fit the shape of the site. The awkward roof arrangement would add to the contrived appearance. Even though there would be some boundary planting, in this forward prominent position, I consider that the proposed garage would appear as an incongruous addition to the streetscene. This harm would be exacerbated by the loss of the existing verdant area.
 5. For the above reasons and having taken into consideration all matters raised including the need for storage space, I conclude that the proposed garage would have an adverse effect on the character and appearance of the surrounding streetscene. Thus, the proposal would be contrary to Policy BAS
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BE12 (i) in the Basildon District Local Plan Saved Policies (2007) and the Council's Development Control Guidelines (1993 with alterations 1997), where they seek to ensure that new development does not harm the surrounding streetscene.

6. I consider that the policy and guidance referred to above are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be taking account of the different roles and character of an area and should be seeking to ensure high quality design.

J L Cheesley

INSPECTOR