The Planning Inspectorate

Appeal Decision

Site visit made on 4 May 2021

By K Winnard LL.B Hons Solicitor

an Inspector appointed by the Secretary of State

Decision date: 19 May 2021.

Appeal Ref: APP/V1505/D/20/3264936
2 The Glen Basildon SS16 4XJ

- 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 Mrs Sandra Jackeviciene against the decision of Basildon Borough Council.
- The application Ref 20/01189/FULL, dated 22 September 2020, was refused by notice dated 30 October 2020.
- The development proposed is a single storey side extension to form a garage.

Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension to form a garage at 2 The Glen Basildon SS16 4XJ in accordance with the terms of the application, Ref 20/01189/FULL, dated 22 September 2020, and the plans submitted with it, 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: P.01; P.02; 0203-01 and 0203-02 Rev A.

   3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the the character and appearance of the area.

Reasons

3. The appeal property (No 2) is sited on an irregular sized corner plot at the junction of The Glen and Chestnut Road. Due to its position on the corner, the proposal would be visible from both directions on Chestnut Road. However, this in itself does not make it unacceptable. In many views it would be seen against the backdrop of domestic outbuildings and 3 storey apartment development. Whilst the proposed garage would be constructed adjacent to the footway, other properties on Chestnut Road are close to the footway and the proposal would not appear cramped or out of keeping with the street scene.

The height and set back design of the proposed extension would ensure it would appear as a subordinate addition to No 2.

4. Although the flat roof and pitched roof parapet to the perimeter of the proposed extension would not reflect the hipped roofs seen in domestic outbuildings within the streetscene, its design would reduce the bulk of the proposal and scale and mass. I appreciate that the irregular form of the parapet design may be considered less than ideal. However, it would limit most views of the flat crown of the roof and would reflect the sloping roof over the ground floor projection at the front of No 2. As such, I consider the design to be acceptable and in keeping with the character of No 2 and the area.

5. The Council does not raise any concerns with regard to the amenities of the occupiers of neighbouring properties and I note that the proposal is now acceptable in relation to highway issues. I would concur with this assessment.

6. Therefore, I conclude that the proposal would not have an unacceptable harm to the character and appearance of the area. As such, the proposed development would not be contrary to Policy BAS BE12 of the Basildon District Local Plan Saved Policies 2007 which requires that development proposals for extensions should not cause material harm to the character of the surrounding area including the streetscene. It would also comply with National Planning Policy guidance which seeks to promote good design.

Conditions

7. The Council has suggested a number of conditions. Conditions in respect of timescale and approved plans are necessary in the interests of certainty. A condition regarding matching materials is necessary in the interests of the amenity of the area.

Conclusion

8. For the reasons given, I allow the appeal as set out in the formal decision above.

K Winnard

INSPECTOR