



Appeal Decision

Site visit made on 15 October 2021

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 November 2021.

Appeal Ref: APP/V1505/D/21/3279119

38 Ramsay Drive, Basildon, Essex SS16 4RR

- 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 Moss against the decision of Basildon Borough Council.
 - The application Ref 21/00831/FULL, dated 13 May 2021, was refused by notice dated 9 July 2021.
 - The development proposed is the erection of ground and first floor extensions and internal alterations.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. On 20 July 2021, the Government published a revised version of the National Planning Policy Framework (the Framework). I am satisfied that the updates to the Framework do not materially affect its content insofar as it is relevant to the main issues of this appeal, and I am therefore satisfied that no parties have been prejudiced by my having regard to it.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

4. The appeal property is a detached chalet-style bungalow which has been extended to one side. It is situated in a residential street comprising detached bungalows, the majority of which have hipped roofs and retain a gap to one side. The roof forms and gaps are key features of the character and appearance of the area and therefore matters to which I attach significant weight.
5. The proposal would comprise the erection of a single-storey addition that would wrap around almost the entirety of the side and rear of the property together with the expansion of the roof to enable the provision of accommodation at first floor level. The extended dwelling would occupy almost the full width of the site and extend further to the rear than the neighbouring houses.
6. The expanded roof would have a hipped form to the sides with prominent gables to the front and rear and a substantial area of flat roof at the centre.

Not only would this mixed gable/hip roof form be at odds with the prevailing arrangement of roofs in the road, but due to its width and height it would be far bulkier than is predominately the case in this part of Ramsey Drive. As a consequence, the proposal would represent an incongruous and overly prominent addition to the street scene.

7. Due to its height, width, bulk and design I conclude that the proposal would have an unacceptable effect on the character and appearance of the surrounding area. It therefore fails to accord with Policy BAS BE12 of the Basildon District Local Plan Saved Policies (2007). This states that planning permission for the alteration and extension of existing dwellings, will be refused if it causes material harm to, amongst other matters, the character of the surrounding area. There is also conflict with the Framework which states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Conclusion

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

S Poole

INSPECTOR