

Appeal Decision

Site visit made on 21 January 2022

by R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL
an Inspector appointed by the Secretary of State

Decision date: 23rd February 2022

Appeal Reference: APP/V1505/D/21/3279403
Land at 71 Bridgecote Lane, Laindon, Basildon SS15 4BW

- 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 L Hizli against the decision of Basildon Borough Council.
 - The application (reference 21/00222/FULL, dated 14 February 2021) was refused by notice dated 18 June 2021.
 - The development proposed is described in the application form as a "single storey rear extension with pitched roof".
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension with a pitched roof, at 71 Bridgecote Lane, Laindon, Basildon SS15 4BW, in accordance with the terms of the application (reference 21/00222/FULL, dated 14 February 2021), subject to the conditions set out in the attached Schedule of Conditions.

Main issue

2. The main issue to be determined in this appeal is the effect of the proposed development on the character and appearance of the host building and its surroundings.

Reasons

3. The appeal site is located in the Noak Bridge area that, historically, is situated in the parish of Laindon, north of the central parts of Laindon and Basildon. The locality has an irregular, meandering and intricate street pattern and is characterised by buildings in traditional styles, although the layout dates, essentially, from the 1970s. Trees and other planting along the roads make an important contribution to the streetscene. Noak Bridge was developed as a residential suburb of Basildon New Town, built on what today are recognisable as Essex Design Guide principles and it now has a pleasant and mature townscape. The Noak Bridge Conservation Area was first designated in 1996.
4. The use of local construction materials is important to creating the special character of the area and number 71 Bridgecote Lane has brickwork elevations under a pantile roof. It is a two-storey house on the front elevation, reducing in height at the rear, on a rectangular footprint. A driveway alongside the

- house leads to a garage that is situated on one side of the irregularly shaped back garden, towards the rear of the garden.
5. It is now proposed to extend the house at the rear, by the addition of a single storey "new extension" that would provide additional living space, opening onto the back garden.
 6. Provisions in the Planning (Listed Buildings and Conservation Areas) Act 1990 impose obligations on those considering whether to grant planning permission for development that would affect a conservation area. In such cases, decision makers are required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas affected by development proposals. The statutory requirements are reinforced by the 'National Planning Policy Framework' (specifically at Section 16).
 7. The 'National Planning Policy Framework' also emphasises the aim of "achieving well designed places" in the broadest sense (notably at Section 12), while making effective use of land and encouraging economic activity. It is aimed at achieving good design standards generally.
 8. An emphasis on the importance of good design is also to be found in the Development Plan, notably at Policy BAS BE12 of the Basildon District Local Plan Saved Policies (dated September 2007), which includes the provision that development should be refused planning permission if it would harm the surrounding area, including the streetscene.
 9. The proposed extension would be located at the rear of the existing house and would provide a light and spacious room, opening into the garden. Notwithstanding the use of bi-fold doors and the shallower roof pitch, it would be constructed of materials to match the existing house, in a design that is sympathetic to the host building and its surroundings. The additional building would not encroach unduly into the existing garden but a part of it would project beyond the side wall of the existing house. This would be visible between the gable wall of the house at number 71 and its immediate neighbour, along the driveway that leads to the rear of the property.
 10. Even so, the new extension would be set well back from the building frontage and would project into the space between the existing houses to only a very limited extent. Hence, it would have a very minor visual impact on the streetscene, in view of its location at the rear of the more dominant buildings on the frontage. In consequence, the proposed development would not have a significant effect on the surroundings and it would preserve the character and appearance of the Noak Bridge Conservation Area. I am convinced that the scheme would be in harmony with the host building and its setting.
 11. The appeal scheme would amount to a modest extension to the existing dwelling but it would provide useful additional space and would, thereby, add to the stock of residential accommodation in the locality, albeit in a very limited way. I have concluded that the project would not be in conflict with the national legislation or the Development Plan, in principle, and that it is acceptable in planning terms. In short, I am persuaded that the scheme before me can properly be permitted and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.

12. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of the conditions suggested by the Council in the usual way (without prejudice to their main arguments in the appeal). In particular, I have concluded that conditions are necessary, to define the planning permission and to ensure that quality is maintained.

Roger C Shrimplin

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - drawing number MON-0121-030A (Location & Site Plan);
 - drawing number MON-0121-031A (Existing Ground Floor Plan);
 - drawing number MON-0121-032A (Existing Elevations);
 - drawing number MON-0121-033A (Proposed Ground Floor Plan);
 - drawing number MON-0121-034A (Proposed Rear Elevation);
 - drawing number MON-0121-035A (Proposed Front Elevation);
 - drawing number MON-0121-036A (Proposed Side Elevation (looking south)).
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.