
Appeal Decision

Site visit made on 20 July 2023

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 August 2023

Appeal Ref: APP/V1505/D/23/3323024

4 York Road, Billericay, Essex CM12 0XG

- 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 Daryl Collyer against the decision of Basildon Borough Council.
 - The application Ref 23/00013/FULL was refused by notice dated 6 March 2023.
 - The development proposed is a first-floor extension.
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Decision

1. The appeal is dismissed.

Main Issues

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

Reasons

3. The appeal property is a single-storey studio dwelling situated in a primarily residential area in a prominent location. It is part of a block of four dwellings and is attached to two of the two-storey dwellings, similar to a back-to-back pattern of development. The fourth dwelling is also single storey but of a different design to the appeal dwelling which has a distinct cat slide roof. The properties in the surrounding area are of different design, primarily two-storey terraces and semi-detached properties.
 4. The proposal includes a dual pitched roof over a first-floor extension. Where there is new fenestration, it is aligned with existing ground floor fenestration. From my observations, the proposed dual pitch roof design would be out of character with the host dwelling and the appearance of adjoining neighbouring properties. The scale, form and design of the proposed roof would appear as an incongruous addition to the overall building, to the detriment of the character and appearance of both the host dwelling and building. In such a prominent position, for the same reasons, this would have an adverse effect on the character and appearance of the surrounding streetscene.
 5. I note that the proposal would create a two-bedroom dwelling and I have been referred to the housing need for such properties in the Borough. I have taken
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note of the Appeal Decision on this matter that has been brought to my attention Ref: APP/V1505/W/22/3298599. This is a material consideration. Due to the harm I have identified above and bearing in mind that one two - bedroom dwelling would not make a significant increase in the supply of such dwellings, I have attributed some weight to this matter but it does not outweigh the harm I have identified above in my determination of this appeal.

6. In reaching my conclusion, I have had regard to all matters raised including support from the Town Council and examples of other development in the vicinity. None is directly comparable to the proposal before me, which I have determined on its individual merits.
7. For the reasons stated above, I conclude that the proposal would have an adverse effect on the character and appearance of the host dwelling and surrounding streetscene. Thus, the proposal would be contrary to saved Policy BAS BE12 in the Basildon Local Plan Saved Policies (2007) where it seeks to ensure that new residential development does not harm the character of the surrounding area. I consider this policy to be broadly in accordance with the National Planning Policy Framework, particularly where the Framework seeks to ensure good design that is sympathetic to local character.

J L Cheesley

INSPECTOR