
Appeal Decision

Site visit made on 16 January 2024

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7TH February 2024

Appeal Ref: APP/V1505/D/23/3325853

17 Second Avenue, Billericay, Essex CM12 9PR

- 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 Telling against the decision of Basildon Borough Council.
 - The application Ref 23/00458/FULL, dated 3 April 2023, was refused by notice dated 26 June 2023.
 - The development proposed is small extension to rear of existing earlier first floor dormer extension.
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Decision

1. The appeal is allowed and planning permission is granted for small extension to rear of existing earlier first floor dormer extension at 17 Second Avenue, Billericay, Essex CM12 9PR. The permission is granted in accordance with the terms of the application Ref 23/00458/FULL, dated 3 April 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2309/001 (site location plan), 2309/200 (block plan), 2309/220 Rev A (floor plans), 2309/222 (roof plan), 2309/223 Rev A (elevations) and 2309/224 Rev A (elevations).
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed extension on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The appeal property is a semi-detached chalet bungalow in a residential road of similar properties as well as two storey dwellings. The surrounding area is predominantly residential in character.

4. Policy BAS BE12 of the Basildon Local Plan Saved Policies (2007) states that permission for the alteration and extension of existing dwellings will be refused if the development causes material harm to the character of the surrounding area.
5. No 17 currently has an upper floor flat-roofed projection that occupies just under half the width of the rear elevation. The proposal is to widen this by a metre to create additional space in the bedroom it serves. The depth would remain the same, while matching materials would be used. The fenestration would also remain unaltered.
6. The resulting wider projection would have limited effect in the context of the scale and appearance of the host dwelling. It would remain in proportion to the rear elevation and would not be a dominant or incongruous feature. While it would be seen from neighbouring gardens, there is little uniformity to the rear of properties in this part of the street, with a range of different dormer windows to upper floors. Consequently, no harm would arise in terms of the effects on the host dwelling and the surrounding area.
7. Therefore, for these reasons, I conclude that the proposed extension would not have a harmful effect on the character and appearance of the host dwelling and the surrounding area. Consequently, there is no conflict with Policy BAS BE12 of the Basildon District Local Plan Saved Policies, as described. There is also no conflict with the National Planning Policy Framework, which promotes good design.

Conclusion and Conditions

8. For the reasons given above, the appeal should succeed. Of the Council's suggested conditions I have imposed the standard time condition and, to ensure the proper implementation of the proposal, one requiring development to be carried out in accordance with the approved plans. I agree that a condition requiring external materials to match those of the existing dwelling is necessary in the interests of the character and appearance of the area.

J Bell-Williamson

INSPECTOR