



Appeal Decision

Site visit made on 18 June 2024

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 22nd July 2024

Appeal Ref: APP/V1505/D/24/3342091

3 West Park Drive, Billericay, Essex, CM12 9EH.

- 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 and Mrs Fleming against the decision of Basildon Council.
 - The application Ref 23/01581/FULL, dated 21 December 2023, was refused by notice dated 27 February 2024.
 - The development proposed is for the construction of a new clipped hipped roof with a raised ridge incorporating a loft conversion, rear dormer, 5 No rooflights, internal alterations and fenestration changes.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a new clipped hipped roof with a raised ridge incorporating a loft conversion, rear dormer, 5 No rooflights, internal alterations and fenestration changes at 3 West Park Drive, Billericay, Essex, CM12 9EH in accordance with the terms of the application, Ref 23/01581/FULL, dated 21 December 2023, 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: 3279-S01, S02 Rev A, S03 Rev A, L09 and L10.

Procedural Matters

2. I have, in the description of the development above adopted the Council's wording as this more accurately describes the proposed development and reflects the scheme design illustrated on the drawings, in particular the number of roof lights proposed.

Main Issue

3. I consider the main issue to be the effect of the proposal on the character and appearance of the host property and thereby the street scene.

Reasons

4. The appeal property, 3 West Park Drive (No 3) is a detached two-storey house. The area is characterised by a mix of detached and semi-detached two-storey and chalet style dwellings. There is no one style or roof form which is typical of the properties in the drive. Due to the topography of the road No 3 sits slightly higher. It is of a very similar in design to the neighbouring house, No 5 to the north. Nos 1, 3, 5 and 7 have staggered frontages.
5. The appellants propose replacing the existing hipped roof with a new raised roof gable roof with half hips. The ridge line of the new roof would be about 0.8 metres higher than the existing. Six new rooflights are proposed to the front roof slope and a new flat roofed box dormer to the rear.
6. The Council raise no objection to either the rear dormer or the proposed rooflights. From what I have seen and read I have not formed a contrary view.
7. I appreciate that, although set lower on the slope the ridge line of no 3 will be the same as that of no 1. I also accept that the new roof would have a bulkier appearance than that of no 5. However, on balance I do not consider, given the mix of different roof forms in the road, that the proposed increase in roof height and the change in form of the roof would result in an overly large and dominant dwellinghouse such as to cause demonstrable harm to the character and appearance of the existing house or the street scene.
8. As a result, the proposal would accord with the objectives of Saved Policy BAS BE12 of the Basildon District Local Plan Saved Policies (September 2007) and the National Planning Policy Framework as they relate to, amongst other things the quality of development and the need to protect both the street scene and the character of the area from material harm.

Conditions

9. The conditions follow from those suggested by the Council. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building.
10. In the interests of certainty, I shall impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Philip Willmer

INSPECTOR