



Appeal Decision

Site visit made on 5 November 2024 by T Morris BA (Hons) MSc

Decision by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th January 2025

Appeal Ref: APP/V1505/D/24/3352138

Beccles, Glebe Road, Ramsden Bellhouse, Billericay, Essex CM11 1RJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Georgallides against the decision of Basildon Borough Council.
- The application Ref is 24/00795/FULL.
- The development proposed is front side and rear extensions plus new first floor.

Decision

1. The appeal is dismissed.

Appeal Procedure and Recommendation

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.
3. The appeal follows a householder application for planning permission for works or extension to a dwelling. When I visited the site, I saw that substantial works had been undertaken on the appeal site and that there were only very limited remnants of the dwelling that the appeal proposal seeks to extend. Having raised the matter with the appellant, they have suggested that they are implementing a previous planning permission to extend a dwelling¹ on the site (the existing permission).
4. However, from my own observations it appears that the dwelling has been substantively demolished. Furthermore, from what I could see the works that have taken place have gone beyond that shown on the approved drawings for the existing permission and the drawings submitted with the appeal, both of which indicate the line of walls to be removed and, more importantly, to be retained. The comments of the appellant have been sought on the status of the appeal given my observations of the situation on site. The appellant has not provided any contrary evidence to demonstrate that as a matter of fact there is an existing dwelling to extend.
5. I can therefore only conclude that there is not a dwelling on the appeal site to extend. Therefore, it is not necessary or appropriate to consider the matter arising from the Council's decision notice, namely effects on the character or appearance of the area, for an extension to a dwelling that cannot be undertaken.

¹ LPA Ref 24/00304/FULL

Conclusion and Recommendation

6. For the reasons given above, I recommend that the appeal should be dismissed.

T Morris

APPEAL PLANNING OFFICER

Inspector's Decision

7. I have considered all the submitted evidence and my representative's report and on that basis the appeal must fail and is dismissed.

M Russell

INSPECTOR