



Appeal Decision

Site visit made on 1 July 2025

by H Lock BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 July 2025

Appeal Ref: APP/V1505/D/25/3365319

13 Chesterford Gardens, Basildon, Essex, SS14 3PS

- 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 Nicolae Cucu against the decision of Basildon Borough Council.
 - The application Ref is 24/01294/FULL.
 - The development is described as 'front extension replacing porch used for bin store (retrospective)'.
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Decision

1. The appeal is allowed and planning permission is granted for front extension replacing porch used for bin store at 13 Chesterford Gardens, Basildon, Essex, SS14 3PS, in accordance with the terms of the application, Ref 24/01294/FULL, and subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: PP-13532675v1 (Location Plan); MS06210 Sheet 1 of 1 Rev.1 (Original and Existing Block Plan); MS06212 Sheet 1 of 1 Rev.1 (Existing Elevations); and MS06213 Sheet 1 of 1 Rev.1 (Original and Existing Ground Floor Plan).

Procedural Matter

2. The description in the banner heading has been taken from the appeal form, having been agreed by the parties prior to determination of the application. However, in the formal decision I have omitted reference to 'retrospective', in order to reflect the definition of development within the terms of the Planning Acts.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the appeal property and the surrounding area.

Reasons

4. The appeal property is a mid-terrace house with a modest front garden, located in a discreet position fronting a footway and a planted section of open space beyond. The area comprises groups of similarly styled terraced houses, although many have been altered and extended, with a mix of materials and finishes.
5. The appeal property has a prominent front porch. A bin storage area has been rebuilt in materials and roof form to match it, and it is this which is the subject of the appeal. Despite its robust appearance, the store is partly open-fronted and appears subservient to the larger, and more solid, central porch.

6. Within the wider area there are a variety of enclosed and open-fronted porch canopies, and some larger front extensions. This mix includes similar storage areas to that previously at the appeal site, also acting as open porches to secondary doors; some dwellings having a central front entrance door, and a second door off to one side.
7. The appeal property differs in that it has both a porch and separate storage area, with the secondary doorway bricked up. As constructed, the design and materials of the bin store respect the character and appearance of the property and the existing porch. It appears more cohesive than would likely have been the case had the original flat-roofed storage area remained alongside the pitched roof porch. The width of the property is such that it does not appear dominated by these front additions. Although visible in the street scene, the porch remains the larger and more prominent feature on the front elevation. The bin store is set back from the footway, such that it is not an overbearing feature. Moreover, the position of this terraced block, set back behind the two adjacent terraces, means that other buildings limit long range views of the appeal development, and therefore the visual impact is quite localised.
8. I therefore conclude that the appeal development does not detract from the character and appearance of the appeal property or the surrounding area, and accords with the requirements of Policy BAS BE12 of the Basildon District Local Plan Saved Policies 2007, which amongst other criteria seeks to ensure that development does not harm the character of the surrounding area, including the street scene. There is no conflict with the design objectives of the National Planning Policy Framework, which includes requirements for development to add to the overall quality of the area, and to be sympathetic to local character, including the surrounding built environment.

Conditions

9. As the development has been built it is not necessary to attach the suggested time limit or materials condition, but I have attached a condition specifying the approved drawings as this provides certainty.

Conclusion

10. For the reasons given above the appeal should be allowed.

H Lock

INSPECTOR