



Appeal Decision

Site visit made on 20 October 2025

by **C J Leigh BSc (Hons) MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28 October 2025

Appeal Ref: APP/M1520/D/25/3369984

11 Meynell Avenue, Canvey Island, Essex, SS8 7DA

- 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 Darren Matthews against the decision of Castle Point Borough Council.
 - The application reference is 25/0305/FUL.
 - The development proposed is construction of ground floor side extension connecting detached garage with main dwelling and retention of crown roof above existing side extension.
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Decision

1. The appeal is allowed and planning permission is granted for construction of ground floor side extension connecting detached garage with main dwelling and retention of crown roof above existing side extension at 11 Meynell Avenue, Canvey Island, Essex, SS8 7DA in accordance with the terms of the application ref 25/0305/FUL, 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 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: 146-MIBE-PA-A-DR-01000/C & 146-MIBE-PA-A-DR-03002/C.

Main issue

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

Reasons

3. The appeal property is a semi-detached bungalow within a street that sees other bungalows and houses. There is a detached garage to the side of the bungalow. The proposal in this appeal is for a single storey infill in the area between the garage and the bungalow, with a false pitched roof above facing the street.
4. The development would result in the frontage of the plot being filled. This would not be out of character with the area: I saw at my site visit there are a good number of properties that fill the width of their plot, including Nos. 9, 13, 15, 21, 20, 24, 28, 30, and 36 just in the close vicinity of the appeal property. The form of these properties does not detract from the quality of the area or impose upon the street scene, as

they are part of a mixed character of houses and bungalows of different scale, form and design. The appeal property has a frontage that is already largely filled due to the width of the bungalow and the garage, with only a 1m spacing between these buildings. That small gap does not contribute in any material way to a sense of spaciousness in the area or contribute to the character of the area; indeed, as noted, that character sees buildings filling, or largely filling, their plots.

5. Policy EC2 of the Castle Point Local Plan (1998) requires a high standard of design in extensions and alterations with, amongst other matters, regard to be paid to the setting of a building and the character of its surroundings. The Castle Point Borough Council Residential Design Guidance sets out at RDG2 guidance that the space around all new development should be informed by the prevailing character of space around dwellings. It is evident to me from the site visit that the proposed changes to the appeal property would be a minor alteration to the host property and the wider area, appropriate to the existing character and appearance of that area. The false pitched roof is a further minor change to the building and wider area, where there is diversity in buildings. Thus, the proposals would be consistent with the development plan and the design guidance.
6. Planning permission is granted. I have attached the standard conditions requiring matching materials and for works to be undertaken in accordance with the approved drawings, to ensure a satisfactory appearance to the development.

C J Leigh
INSPECTOR