



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/D1590/D/25/3369809

29 Marine Close, Leigh-on-Sea, Essex, SS9 2RE

- 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 James Nash against the decision of Southend-on-Sea City Council.
 - The application Ref is 25/00715/FULH.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 29 Marine Close, Leigh-on-Sea, Essex, SS9 2RE in accordance with the terms of the application ref 25/00715/FULH, 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: Location Plan, 190/01/C, 190/02/C, 190/03/C Rev A, 190/04/C Rev A, 190/05/C & 190/06/C Rev A.

Main issue

2. The main issue is the effect of the proposed development on the living conditions of adjoining occupiers.

Reasons

3. The proposed rear extension would have a depth that matches an existing rear projection to the house, and so would be 5.7m from the rear elevation of the property. The extension would not be full width, being set in 0.6m from the boundary with the adjoining house at No. 30. The height of the extension continues that of the existing rear projection, but it reduces in height at the part adjacent to No. 30.
4. This siting of the extension – away from the boundary with No. 30 – when combined with the reduced height next to that boundary mean the scale and any visual intrusion of the extension would be minimised. The extension would have limited impact upon the outlook of the adjoining occupiers, as the massing of the extension would be largely retained behind the existing boundary fence. The outlook from No. 30 is towards their garden, and there would not be an undue

sense of enclosure to the adjoining property. Thus, there would not be a harmful effect on living conditions.

5. As the extension would not go beyond the existing projection to the house as it adjoins the other adjoining house of No. 28, and would be the same height, there would not be any effect on the occupiers of that property.
6. On the main issue it is concluded the proposed development would not be harmful to the living conditions of adjoining occupiers. Therefore, the proposal would accord with Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007), and Policies DM1 and DM3 of the Southend-on-Sea Development Management Document (2015) which, amongst other matters, require all development to be of high quality and maintain the amenities of residential areas and the local community.
7. 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