



Appeal Decision

Site visit made on 3 December 2025

by **H Marriott MPlan MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 09 December 2025

Appeal Ref: APP/X1545/W/25/3373800

17 Willow Walk, Heybridge, Essex CM9 4TT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for [outline] planning permission
 - The appeal is made by Mr and Mrs M Hockton against Maldon District Council.
 - The application Ref is 25/00285/HOUSE.
 - The development proposed is for a part single, part double storey front extension and alterations.
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Decision

1. The appeal is allowed and planning permission is granted for a part single, part double storey front extension and alterations at 17 Willow Walk, Heybridge, Essex CM9 4TT in accordance with the terms of the application, Ref 25/00285/HOUSE, 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 development hereby permitted shall be carried out in accordance with the submitted Block Plan and drawing nos 2721-02B, 2721-03, 2721-04C.

Preliminary Matters

2. The appeal relates to a planning application that was not determined by the Council within the prescribed period. The main parties have been given notice under Section 16(2) of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 of my intention to proceed to a decision, even though no written representations have been made within the relevant time limits by the Council.
3. I have defined the main issues based on the development plan policies provided by the Council and the matters considered in the appellant's statement.

Main Issues

4. The main issues are the effect of the proposed development on:
 - the character and appearance of the area; and
 - the living conditions of neighbouring occupiers.

Reasons

Character and appearance

5. The local area is characterised by residential development comprising a mixture of house types. Dwellings generally front the street with gardens to the rear, although some terraces are positioned side-on to the road with garage courts behind, including the appeal site at 17 Willow Walk (No 17). Materials predominantly comprise brick facades and tiled roofs, although there are examples of render, hanging tiles and cladding. Despite this variety, the street scene has a cohesive appearance informed by these shared characteristics.
6. No 17 is an end-of-terrace dwelling with a brickwork and hanging tile façade, tiled roof and cladded roof extension. Its front door is accessed via a footway along Willow Walk which is separated from a football ground opposite by a mature landscaped strip. Vehicle access is achieved to the rear. The front garden is defined by a low post and rail style fence adjacent to a higher close boarded fence that enclosed the side and rear garden, positioned alongside school fields.
7. Although there are no other two-storey front extensions along this part of Willow Walk, the two-storey element would not project as far forward as the single storey section below, reducing its prominence. Owing to the property's unique end-of-terrace position fronting the end of the footway, its front aspect would not be highly visible from the public realm. While the side elevation would be seen from the footway and neighbouring dwellings, its positioning and design would limit any visual intrusion. The proposed materials indicated on the plans would be in keeping with those on the existing building and include the use of cedar cladding, ensuring that the extension would integrate well with the host dwelling. Furthermore, its visual impact would be softened by the variation in roof design, which would help to break up the overall massing. Given these factors, the proposal represents a site-specific solution that would not be easily replicated elsewhere.
8. I conclude that the proposed development would not be harmful to the character and appearance of the area. In this regard, it would not conflict with Policies H4, D1 and S1 of the Maldon District Approved Local Development Plan 2014 – 2029 (2017) (LP) which amongst other things, require development to respect and enhance the character and local context, optimise the use of land and ensure extensions maintain the character of the original building and the surrounding area.

Living conditions

9. The adjoining terraced dwelling has a single-storey flat roof porch projecting from its main front elevation. The outlook from the front windows of this neighbouring dwelling is out across its front garden and towards to the mature landscape strip and football ground beyond.
10. The proposed extension would be more noticeable in views from the neighbouring dwellings. Even so, the position of the proposed extension means that any views would be at an oblique angle, and I am satisfied that the proposal would not have an overbearing impact or result in harm to the outlook from the neighbouring dwellings.
11. I conclude that the proposed development would not result in harm to the living condition of neighbouring occupiers. In this regard, it would comply with Policies H4

and D1 of the LP which require development to have regard to the impacts upon the amenities of neighbouring properties and to protect the amenity of the surrounding area.

Other Matter

12. The Council has also provided a copy of Policies T1, T2 and S8 of the LP. Having reviewed these policies, they do not alter my conclusion above.

Conditions

13. Conditions specifying the timescales for implementation of the development and requiring the development to be carried out in accordance with the approved plans, are necessary in the interests of planning certainty.

Conclusion

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

H Marriott

INSPECTOR