

MEMBERS' BULLETIN



Thursday, 15 February 2024/Issue No. 2023/07

For enquiries regarding The Members Bulletin, please call 01268 207934
The Basildon Centre, St Martin's Square, Basildon, Essex SS14 1DL

MEETINGS LIST

**This is a list of meetings to be attended by Councillors.
Please note that meetings marked with an asterisk are
not open to the public.**

Week Commencing 19th February 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 19	Labour Group Meeting*	Labour Group Room	7.30pm
	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 20			
Wed 21	Planning Committee	St. George's Suite	7.00pm
Thur 22	Council (Budget)	St. George's Suite	7.00pm
Fri 23			

Week Commencing 26th February 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 26	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 27			
Wed 28	Miscellaneous Licensing Sub-Committee	Gloucester Park Room	11.00am
	Scrutiny Committee (Place)	St. George's Suite	7.00pm
Thur 29	Licensing Committee	St. George's Suite	7.00pm
Fri 01			

Week Commencing 4th March 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 04	Labour Group Meeting*	Labour Group Room	7.30pm
	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 05			
Wed 06	Miscellaneous Licensing Sub-Committee	Gloucester Park Room	11.00am
	Planning Committee	St. George' Suite	7.00pm
Thur 07			
Fri 08			

Week Commencing 11th March 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 11	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 12	Overview and Scrutiny Commission (FFP)	St. George's Suite	7.00pm
Wed 13	Scrutiny Committee (Prosperity)	St. George's Suite	7.00pm
Thur 14	Cabinet	St. George's Suite	7.00pm
Fri 15			

(Please note that these lists are correct at the time of being printed and do not take account of any subsequent changes to the diary.)

LOCAL COUNCIL MEETINGS

Here are the links to all local council meetings:

https://www.billericaytowncouncil.gov.uk/Schedule_of_Meetings_9828.aspx

<https://e-voice.org.uk/bgnb-parishcouncil>

http://www.greatbursteadsouthgreen-vc.gov.uk/Meetings_28861.aspx

<https://e-voice.org.uk/lbpc/>

<https://e-voice.org.uk/noakbridgepc/meetings/>

<https://ramsdenbellhouseparishcouncil.co.uk>

<https://www.ramsdencrayspc.org.uk/>

www.shotgatepc.org.uk

www.wickfordtowncouncil.gov.uk

CIVIC EVENTS

Wednesday 21 st February	Youth Mayor's Podcast	Basildon Centre
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MEMBER EVENTS

	None	
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CABINET MEMBER DECISION RECORDS

Below is a list of CMDRs published this week

CMDR No.	CMDR Subject	Cabinet Member	Date Published
SPIPE09-24	CONSULTATION ON THURROCK COUNCIL'S DRAFT REGULATION 18 LOCAL PLAN	Cllr Moore	12.02.24
SPIPE10-24	COMPLIANCE REVIEW OF SAVED POLICIES AGAINST THE 2023 NPPF	Cllr Moore	13.02.24

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GENERAL INFORMATION

ROADWORKS

For detailed information regarding Roadworks in your Ward, go to:-

www.roadworks.org

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BUS TIMETABLE CHANGES

For up to date information on changes to bus timetables within the Essex area, go to the link below and sign up to the Essex County Council's Transport and Travel Update Electronic Newsletter, which includes the contents of Bus Passenger News, as well as Travel News, Offers and other information.

<http://www.essexhighways.org/Transport-and-Roads/Getting-Around/Bus/Bus-timetable-changes.aspx>

WARD RELATED INFORMATION

The following sections provide information on planning applications and other Ward specific information which will be of interest to Members in their community leadership role. Members are reminded that further details on planning applications can be viewed on the Public Access for Planning pages of the Council's web-site, <http://planning.basildon.gov.uk/PublicAccess>. This includes associated documents, case officer details and the expiry date for consultations. Any written comments submitted by Members in respect of specific applications will be taken into consideration as part of the decision making process.

All letters received in response to the Council's consultations on planning applications are available for viewing by Members by contacting the Planning Technical Support Team on 01268 207968 or 01268 208241.

LICENSING APPLICATIONS

None

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BILLERICAY EAST WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00062/ABAS	Hill House 24 High Street	Advertising to front elevation consisting of: rear LED illuminated white individual letters and orange bar to be seen alongside existing plaque and existing hanging sign.
24/00063/LBBAS	Hill House 24 High Street	Consent for front signage of individual letters and single illuminated back bar.
24/00083/FULL	Dorrond Break Egg Hill	Conversion of existing roofspace incorporating dormers, side extension with room(s) in roof, alterations to fenestration including installation of Juliet balcony to rear, and porch canopy to front
24/00119/FULL	89 High Street Billericay	Part change of use from commercial, business and service (Class E) to 3 x self-contained residential units (Class C3); facade amendments to side elevation incorporating new windows; removal of ATM and reinstatement of front facade window; plus associated cycle parking and refuse storage.

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Planning Applications Decided:

None

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Licensing Matters:

None

BILLERICAY WEST WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00132/FULL	3 Boleyn Close Billericay	Single storey side extension (garage)

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01251/FULL	310 Perry Street Billericay	Bay window and rooflights to front, and single storey rear extension and dormer window. (Amended Plans).	Granted
23/01418/FULL	4 Moat Edge Gardens Billericay	Proposed single storey rear extension and Juliet balcony	Refused
23/01421/TPOBAS	34 Cromwell Avenue Billericay	TPO/16/98 - T1- Oak. Oak tree located on neighbouring property needing 3m reduction, T2- Beech. 2m Reduction, T3-Ash. To remove & grind out stump	Application Permitted
23/01510/FULL	45 Brightside Billericay	Single storey front, side and rear extensions, external alterations	Refused
23/01523/FULL	53 Knightbridge Walk Billericay	Single storey rear extension	Granted
23/01538/TPOBAS	47-49 Stock Road	Felling of 2 x Oak trees of TPO/11/05	Refused

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Licensing Matters:

None

BURSTEAD WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00107/FULL	29 Nuthatch Close Billericay	Single storey side extension (attached to rear of existing garage)
24/00114/FULL	20 St Agnes Road Billericay	Proposed extensions to rear, new roof to accommodate habitable space inclusive of balconies/terrace and rooflights, alterations to elevations, new detached garage at rear
24/00120/FULL	Lyndhurst Broomhills Chase	Demolition of the existing dwelling and outbuildings and the erection of a replacement dwelling
24/00145/S211	Homeleigh Laindon Common Road	Section 211 notice - T1 Oak Crown Reduction - Reducing the height and spread of the tree back to previous pruning points an estimated reduction of up to 2m T2 Ash, Crown Reduction - Reducing the height and spread of the tree back to previous pruning points an estimated reduction of up to 3m

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01410/LDCE	White Post Farm Laindon Common Road	To establish the lawfulness of the continued use of garage structure as teaching facility (Class F1) for adjacent lawful beauty treatment premises (Class E) within White Post Farm.	Granted
23/01411/LDCE	White Post Farm Laindon Common Road	To establish the lawfulness of the use of an existing shed ancillary to the house	Granted
23/01412/LDCE	White Post Farm Laindon Common Road	To establish the lawfulness of the existing use as 'dog day-care' facility (Class E) within former stable	Refused

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
		building	
23/01417/LDCE	White Post Farm Laindon Common Road	To establish the lawfulness for the clothing company 'Buy the Dress' (class E) within the pre-fabricated former garden shed previously serving White Post Farm	Refused
23/01515/FULL	Inglewood Southend Road	Proposed two storey rear extension, single storey side extension, front infill extension and front dormer extension	Granted

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Licensing Matters:

None

CROUCH WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/00353/FULL	Facemed Cosmetic Medical And Dental Centre Crays Hill	Proposed single storey rear extension to provide new surgical entrance, reception and waiting area, store rooms, W.Cs and other associated facilities. Alter car parking layout (Amended Plans)	Refused
23/01374/FULL	Stansell View Gardiners Lane North	Proposed single storey front, side and rear extensions and a new raised clipped hipped roof incorporating rooflights (amended scheme)	Granted

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01535/FULL	Willow Lodge Homestead Road	Demolition of existing conservatory and construction of single storey rear extension	Granted
23/01571/LDCP	Treetops Glebe Road	To establish the lawfulness of a proposed residential annex	Refused

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Licensing Matters:

None

FRYERNS WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01560/ABAS	Carnival Park, Unit 16 Carnival Close	7 x fascia signs, 3 x aluminium poster frames, 1 x Silver anodised aluminium Owners plaque, 12 x digitally printed vinyl	Granted

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Licensing Matters:

None

LAINDON PARK WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
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APPLICATION NO.	ADDRESS	DESCRIPTION
24/00103/FULL	28 Suffolk Drive Laindon	Extension and part garage conversion

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Planning Applications Decided:

None

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Licensing Matters:

None

LANGDON HILLS WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00134/COND	St Meachard Dry Street	Application for approval of details reserved by condition 17 (Secure by Design Homes) of consent reference 22/00728/FULL.

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01414/FULL	168 Great Berry Lane Langdon Hills	Proposed single storey rear and side extension and first floor extension to convert chalet bungalow to house.	Granted

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Licensing Matters:

None

LEE CHAPEL NORTH WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

None

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Licensing Matters:

None

NETHERMAYNE

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00111/FULL	34 Ingaway Basildon	Restrospective application for the erection of a summer house.
24/00118/TPOBAS	Woodland North Of Witchards	TPO/05/98 Item A 5 x hornbeams 1. Reduce branch over-hang by 2-4 meters to avoid branches encroaching into gardens. 2.Crown raise branches overhanging fence line up to 4 meters to manage canopy and avoid encroaching into gardens. Item B Hornbeam 1. Over-extended limb at 2 meters growing over fence line. Remove back to source to reduce risk of failure. Item C Hornbeam 1. 2x Over-extended limbs at 2 meters growing over fence line. Remove back to source to reduce risk of failure. 2.Crown raise over footpath to 3 meters. Item D Oak: 1.Primary branches under 6 meters and over-hanging fence line. Reduce by 3 meters and crown raise to give up to 2 meters clearance over fence height.

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
24/00028/NMABAS	13 Fletchers Basildon	To establish whether amendments to the number of rooflights over the garage, roof profile over the front elevation, a double garage door as opposed to two single doors, original size bedroom windows and the removal and bricking up of window on the front elevation of the utility room, can be considered as an non-material amendments to granted consent 23/00270/FULL.	Granted

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Licensing Matters:

None

PITSEA NORTH WEST WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00121/FULL	18 Great Leighs Way Pitsea	Garage conversion with changes from hip to gable roof

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01441/TPOBAS	Josselin Court Josselin Road	TPO/05/01 1 x (Oak) Crown reduction of 2 metres, 1 x (Ash) Crown lift of 4m and crown reduction of 2m. 1x Ash Crown reduction of 2m. 1x (Ash) Crown lift of 4m and crown reduction of 2m.	Application Permitted

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Licensing Matters:

None

PITSEA SOUTH EAST WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01424/FULL	34 Westlake Avenue Bowers Gifford	Attached garage.	Granted
23/01455/LDCE	Badgers Lodge Grange Road	To establish the lawfulness of the use of a former workshop building as a residential dwelling	Granted
23/01508/LDCE	Sunnyview Lower Avenue	To establish the lawfulness of a detached residential ancillary building.	Refused
23/01562/LDCE	The Lees Upper Avenue	To establish the lawfulness of the existing use of outbuildings for B2, B8 and E(c) (iii) Commercial.	Granted

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Licensing Matters:

None

ST. MARTIN'S WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/00436/VAR	Ghyllgrove Community Primary School The Gore	Variation of condition 4 (The MUGA shall be used in association with the existing school use as per the application details and between the hours of 09:00-16:15 Monday to Friday inclusive) of consent reference 22/00541/FULL to allow opening up on a weekend Saturdays between 08:30-13:30 and Sundays 09:30-13:30.	Granted
23/01534/ABAS	Westgate Park, Unit 1 Fodderwick	Installation of 1No. internally illuminated pole sign.	Granted
23/01539/LDCP	23 Tinkler Side Basildon	The proposal is to establish the lawfulness of a proposed front porch	Granted
23/01547/FULL	23 Tinkler Side Basildon	Retrospective application for the replacement of conservatory with single storey extension.	Granted
24/00086/NMABAS	Land Adjacent To 6 Southernhay	To establish whether amendments to the ground floor comprising 1) cycle store repositioned. 2) an additional access for residents incorporated from the West Elevation, 3)Enhancements to commercial and residential bin storage areas and on the upper floor 1)Risers provided from communal lobby at each level and 2)The store rooms to middle flats rearranged to enable better coordination for MEP, can be considered as non-material amendments to approved outline planning permission 23/00203/OUT.	Granted

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Licensing Matters:

None

VANGE WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01338/FULL	Mopsies Park East New Cricket Pavilion Timberlog Close	Demolition of existing outbuilding and erection of a single storey side extension to enlarge existing changing rooms and internal alterations.	Granted

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Licensing Matters:

None

WICKFORD CASTLEDON WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00163/CC	Bromfords School Grange Avenue	CC/BAS/04/24 - The provision of 10no. classbases, 2no. changing rooms and 2no. toilet blocks for a temporary period (retrospective)

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01558/ABAS	43 High Street Wickford	Replacement of existing signage on front elevation with internally illuminated fascia signs, one of which is a projecting sign, and the installation of grey vinyl to ATM window, and new	Granted

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
		safety information to windows	

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Licensing Matters:

None

WICKFORD NORTH WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01509/FULL	6 Ilgars Road Wickford	Single storey side and rear extension	Granted
24/00087/NMABAS	Lemon Steel Services Russell Gardens	To establish whether the change of materials - Walls to be finished in Thames yellow stock engineering blue brick and Goosewing grey cladding/Windows and doors to be Ral 5002 Ultramarine blue/Roller shutter to be finished in Galvanised silver can be considered as non-material amendments to planning permission 20/01273/FULL.	Granted

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Licensing Matters:

None

WICKFORD PARK WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
24/00098/LDCP	Plot 2 Holly Tree Five Acres Farm	To establish the lawfulness of a proposed timber framed shed and timber framed greenhouse for agricultural purposes	Refused

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Licensing Matters:

None

LOCAL GOVERNMENT ASSOCIATION WEBSITE

Up to date information on Local Government issues can be found on the following websites:

Local Government Association - www.lga.gov.uk
Direct.gov.uk - what's new - www.direct.gov.uk

BASILDON BOROUGH COUNCIL WEBSITE

The Council's website address is: www.basildon.gov.uk

Councillor Call in form – Planning Committee

All call ins must be made within **28 days** from the date of validation of a planning application (as set out in the Member Bulletin).

I wish to call-in the following application for determination by the Planning Committee.

Application Number:	
Application Site Address:	

My reasons for requesting call-in are as follows. Please tick appropriate box(es):

Impact on neighbouring properties	
Impact on character of the street scene	
Residential amenity	
Car parking	
Highway issues	
Impact on trees and landscaping	
Impact on Listed Building/Conservation Area	
Other reasons (please specify below):	

Name:

Date:

This form should be emailed to the Development Team Manager charles.sweeny@basildon.gov.uk and to the Technical Support Team planning@basildon.gov.uk

If you have not received acknowledgement within 1 working day please contact the Technical Support Team at planning@basildon.gov.uk

OFFICIAL USE ONLY

Authorised: Yes [] No []

Signature of the Chairman of Committee.....

Date signed.....

In calling an application to the Planning Committee the Councillor is not pre-determining the planning application. Rather the Councillor is expressing a legitimate concern about an application and will reach a final conclusion, having considered all of the matters presented at the meeting and being genuinely open to persuasion on the merits of the application when a decision comes to be made by the Committee.

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Appeal Decision

Site visit made on 16 January 2024

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7TH February 2024

Appeal Ref: APP/V1505/D/23/3325853

17 Second Avenue, Billericay, Essex CM12 9PR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Telling against the decision of Basildon Borough Council.
 - The application Ref 23/00458/FULL, dated 3 April 2023, was refused by notice dated 26 June 2023.
 - The development proposed is small extension to rear of existing earlier first floor dormer extension.
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Decision

1. The appeal is allowed and planning permission is granted for small extension to rear of existing earlier first floor dormer extension at 17 Second Avenue, Billericay, Essex CM12 9PR. The permission is granted in accordance with the terms of the application Ref 23/00458/FULL, dated 3 April 2023, 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 following approved plans: 2309/001 (site location plan), 2309/200 (block plan), 2309/220 Rev A (floor plans), 2309/222 (roof plan), 2309/223 Rev A (elevations) and 2309/224 Rev A (elevations).
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. The appeal property is a semi-detached chalet bungalow in a residential road of similar properties as well as two storey dwellings. The surrounding area is predominantly residential in character.

4. Policy BAS BE12 of the Basildon Local Plan Saved Policies (2007) states that permission for the alteration and extension of existing dwellings will be refused if the development causes material harm to the character of the surrounding area.
5. No 17 currently has an upper floor flat-roofed projection that occupies just under half the width of the rear elevation. The proposal is to widen this by a metre to create additional space in the bedroom its serves. The depth would remain the same, while matching materials would be used. The fenestration would also remain unaltered.
6. The resulting wider projection would have limited effect in the context of the scale and appearance of the host dwelling. It would remain in proportion to the rear elevation and would not be a dominant or incongruous feature. While it would be seen from neighbouring gardens, there is little uniformity to the rear of properties in this part of the street, with a range of different dormer windows to upper floors. Consequently, no harm would arise in terms of the effects on the host dwelling and the surrounding area.
7. Therefore, for these reasons, I conclude that the proposed extension would not have a harmful effect on the character and appearance of the host dwelling and the surrounding area. Consequently, there is no conflict with Policy BAS BE12 of the Basildon District Local Plan Saved Policies, as described. There is also no conflict with the National Planning Policy Framework, which promotes good design.

Conclusion and Conditions

8. For the reasons given above, the appeal should succeed. Of the Council's suggested conditions I have imposed the standard time condition and, to ensure the proper implementation of the proposal, one requiring development to be carried out in accordance with the approved plans. I agree that a condition requiring external materials to match those of the existing dwelling is necessary in the interests of the character and appearance of the area.

J Bell-Williamson

INSPECTOR

Appeal Decision

Site visit made on 16 January 2024

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7TH February 2024

Appeal Ref: APP/V1505/D/23/3330521
27 Broome Road, Billericay, Essex CM11 1ES

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs James Stacey against the decision of Basildon Borough Council.
 - The application Ref 23/00720/FULL, dated 30 May 2023, was refused by notice dated 24 July 2023.
 - The development proposed is demolition of garage, part two storey and part single storey front and side extension.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The proposed roof plan on drawing ref 2974/02E appears to show the front two storey extension with a hipped roof, while the elevations show a gable end. As the main parties' appeal submissions refer to a gable, I have dealt with the appeal proposal on this basis.

Main Issue

3. The main issue is the effect of the proposed two storey front extension on the character and appearance of the host dwelling and the street scene.

Reasons

4. No 27 is a detached two storey dwelling in a residential road of similar property types. Policy BAS BE12 of the Basildon Local Plan Saved Policies (2007) states that permission for the alteration and extension of existing dwellings will be refused if the development causes material harm to the character of the surrounding area, including the street scene.
5. Comparisons are drawn between the appeal proposal and a previous unsuccessful one for similar extensions¹. While I note this, I have considered the proposal before me on its individual merits.

¹ Ref 22/01546/FULL.

6. The appeal property displays a regular plan form with a detached garage to its frontage, offset to one side and of subordinate height to the host dwelling. It is part of a group with dwellings to the north-east that share the same front building line and, in the case of No 31, the same design and layout as No 27, with a detached garage to the road frontage. Dwellings to the south-west, starting with No 25 next to the appeal property, are also on a consistent front building line, which is substantially further forward than No 27 and its neighbours to the north-east. Consequently, properties on this side of Broome Road appear as two distinct groups.
7. The proposal involves replacing the garage with a two storey extension adjoining the existing dwelling. It would be marginally closer to the road frontage than the garage and while its roof ridge would be below that of the original dwelling, it would nonetheless add significant bulk due to its height and substantive projection forward of the existing two storey built form.
8. The effects of this would be seen approaching the property from the north-east and closer to it due to the gap between Nos 27 and 29. From these views the uncharacteristic extent of the two storey depth of the whole dwelling would be apparent, which would result from the bulk and additional depth of the front extension. This would reduce the openness of the property's frontage compared to the neighbouring dwellings to the north-east and would obscure views of the dwellings to the south-west. Moreover, it would harmfully undermine the planned layout and design of the street scene, including the uniformity that currently exists between Nos 27 and 31. As such, the front extension would appear as an uncharacteristic and dominant feature which would be harmful within the street scene.
9. The appellants contend that the existing front elevation has a blank appearance due to the lack of articulation and the small window. However, it does not follow that the current proposal is the only means of addressing any such concerns and the need to provide more living space. Prominent front gables on other properties, such as No 18 or 29, appear to be part of the original design of the dwelling and these do not have the same effects as the appeal proposal would in its particular setting in the street scene. The fact that there were no objections to the proposal from neighbouring occupiers or other interested parties cannot overcome the above findings.
10. Therefore, for these reasons, I conclude that the proposed two storey front extension would have a materially harmful effect on the character and appearance of the host dwelling and the street scene. Consequently, it is contrary to Policy BAS BE12 of the Basildon District Local Plan Saved Policies, as described. It is also contrary to the National Planning Policy Framework, which promotes good design.

Conclusion

11. For the reasons given above it is concluded that the appeal should not succeed.

J Bell-Williamson

INSPECTOR

Appeal Decision

Site visit made on 16 January 2024

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th February 2024

Appeal Ref: APP/V1505/D/23/3330881

33 Vowler Road, Langdon Hills, Basildon, Essex SS16 6AG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Allan Handley against the decision of Basildon Borough Council.
 - The application Ref 23/00887/FULL, dated 3 July 2023, was refused by notice dated 29 August 2023.
 - The development proposed is additional floor, side infill extension, amendments to existing front and rear fenestration and porch.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed additional floor and dormer window on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. No 33 is a detached bungalow in a residential road of mixed property types. Policy BAS BE12 of the Basildon Local Plan Saved Policies (2007) states that permission for the alteration and extension of existing dwellings will be refused if the development causes material harm to the character of the surrounding area, including the street scene.
 4. Comparisons are drawn between the appeal proposal and a previous unsuccessful proposal for similar extensions. While I note this, I have considered the proposal before me on its individual merits.
 5. The street scene along Vowler Road is varied, with a mix of single storey, one and a half storey and two storey detached and semi-detached dwellings. This results in little uniformity, with single storey dwellings positioned next to larger two storey dwellings, which would be the case with the appeal proposal. Moreover, there are examples of two storey dwellings directly opposite.
 6. The proposed first floor would be of conventional proportions and appearance, and as such it would integrate with the design of the proposed front porch and
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the rear single storey extension that has been built. Based on the submitted drawings, the roof would have a prominent profile due to its height to incorporate living accommodation. While there are examples of large front roof slopes within the street, these predominantly belong to chalet style bungalows, which are of lower height than the appeal proposal would be. The nearby two storey dwellings, particularly those opposite, have much shallower pitched roofs and, therefore, the roof height is proportionate to the overall design. In contrast, the changes to the appeal property would result in a disproportionate and dominant roof form.

7. The predominant roof forms in Vowler Road are pitched with gable ends and hipped roofs. There are no visible examples of dwellings with half-hipped roofs as proposed here. Consequently, the design of the roof combined with its extent and overall profile would give it an incongruous and uncharacteristic appearance, which would be unduly prominent within the street scene.
8. The rear of properties in this part of the street are also varied in appearance and design. There are examples of dormer windows to the sides and rear of neighbouring properties, but these are positioned on one and a half storey chalet bungalows. The appeal proposal involves a much more prominent dormer in terms of the overall height of the property and the size of the dormer itself. Its height, filling much of the large rear roof slope, would give the property a top heavy appearance, while the much larger fenestration than the first floor windows would add to this unbalancing effect on the proportions of the rear elevation. While the dormer would not be visible from the public realm it would be seen from neighbouring rear gardens, from which views its incongruous appearance would be readily apparent.
9. No 44 has a large dormer in an elevated position compared to its neighbours, but this single example on the opposite side of the road does not in my view provide a positive precedent that overcomes the above findings. While roof alterations are possible under permitted development rights, there is no detailed evidence of how this might relate to the current proposals. I accept that the proposal would result in the creation of a larger family home that would be more environmentally sustainable, using appropriate materials. Nonetheless, while I have had full regard to these benefits, they do not outweigh the harm resulting from the built form of the extended dwelling proposed in this location.
10. Therefore, for these reasons, I conclude that the proposed additional floor and dormer window would have a materially harmful effect on the character and appearance of the host dwelling and the surrounding area. Consequently, it is contrary to Policy BAS BE12 of the Basildon District Local Plan Saved Policies, as described. It is also contrary to the National Planning Policy Framework, which promotes good design.

Other Matters

11. I acknowledge that the appellant may be frustrated by the process leading to the Council's decision in this case. However, this matter is not within the scope of this appeal, which concerns the planning merits of the proposal.

Conclusion

12. For the reasons given above it is concluded that the appeal should not succeed.

J Bell-Williamson

INSPECTOR

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Appeal Decision

Site visit made on 16 January 2024

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08.02.2024

Appeal Ref: APP/V1505/W/23/3321876

Crays Hall Farm, Church Lane, Ramsden Crays, Billericay, Essex CM11 2UN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
 - The appeal is made by Mr J Keeling (J Keeling & Son) against the decision of Basildon Borough Council.
 - The application Ref 22/00934/REM, dated 28 June 2022, sought approval of details pursuant to condition No 1 of planning permission Ref 20/00198/OUT, granted on 25 November 2021.
 - The application was refused by notice dated 21 November 2022.
 - The development proposed is outline application with all matters reserved except access for the erection of agricultural workers dwelling.
 - The details for which approval is sought are: appearance, layout and scale.
-

Decision

1. The appeal is dismissed and approval of the reserved matters is refused, namely: appearance, layout and scale details submitted in pursuance of condition No 1 attached to planning permission Ref 20/00198/OUT, granted on 25 November 2021.

Preliminary Matters

2. The principle of an agricultural workers dwelling and the suitability of the access have been established by the outline permission referred to above and, therefore, are not matters before me. A landscape plan has been provided, but as landscaping is not one of the reserved matters for which approval is sought I have treated this as indicative.

Main Issue

3. The main issue is the effect of the proposed dwelling on the character and appearance of the surrounding area.

Reasons

4. The appeal site is located within a large farm holding that includes arable and grassland for livestock grazing, within the Green Belt. It is an elevated part of an open field with extensive views of the surrounding area. A row of recently constructed agricultural buildings is nearby to the north, with woodland and a
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- railway line beyond this. The Outwood Solar Park lies to the west of the site, with the urban edge of Billericay beyond this.
5. Comparisons are drawn between the appeal proposal and an earlier unsuccessful reserved matters application related to the same outline permission¹. While I note this, I have considered the proposal before me on its individual merits. I note also that since the current proposal was refused, permission has been granted for the same reserved matters for a dwelling of different design to the current proposal². The appellant indicates that the appeal proposal seeks a preferable, more contemporary form of dwelling than the approved one.
 6. The proposal is for a two storey dwelling, with a flat roof and glazed balustrading enclosing a terrace on the first floor. A separate single storey building would comprise a farm office and garage. The Council indicates that the size of the dwelling would not be considered excessive in relation to the proposed use, to accommodate a livestock manager and their family. I see no basis to disagree, particularly as the scale of the proposed dwelling is not dissimilar to the recently approved one. Moreover, I am not aware that the Council raises any concerns about the proposed layout, which is similar to the approved scheme, also comprising a two storey dwelling with a separate office and garage building. The principal consideration, therefore, reflected in the main issue, relates to the appearance of the proposed dwelling.
 7. The Council's *Landscape Character Assessment* (2014) (LCA) identifies the site as falling within the 'East Billericay Wooded Hills and Ridges' character area. This is described as an area of wooded farmland on hills and ridges located to the east of Billericay, with a marked rural character within the area and a few isolated properties and farm buildings. A management guideline for the area is to retain key viewpoints and vistas to landscape from public roads and rights of way.
 8. The appeal site and its immediate surrounds reflect these characteristics, with the only nearby buildings being the farm buildings that the dwelling would relate to, both functionally and visually. While these are of modern construction and materials, they are nonetheless utilitarian in character and appearance, reflecting their agricultural use and the rural character of their surrounds. They are positioned on lower ground than the dwelling would be, making them less prominent in the landscape setting. The solar farm to the west is a prominent feature, but despite its presence, due to the openness and extent of the wider surrounding countryside, the area retains the marked rural character identified in the LCA.
 9. The proposed dwelling would be a rectangular block form with extensive areas of glazing, particularly to the upper floor. I acknowledge that these and other design features reflect the objective of creating an environmentally sustainable building, which enables views of the surrounding countryside. I accept also that neither the Essex Design Guide nor the National Planning Policy Framework (the Framework) seek to stifle innovative design. Indeed, the Framework says that significant weight should be given to outstanding or

¹ Ref 22/00159/REM.

² Ref 23/00002/REM.

innovative designs which promote high levels of sustainability, so long as they fit in the overall form of their surroundings³. The Framework also requires that decisions should ensure that developments are sympathetic to local character and landscape setting⁴.

10. In terms of appearance, the dwelling and associated building would have a symmetrical block form, with little articulation. While it would have a modern, contemporary appearance there is no reasonable basis to conclude that the dwelling would represent the outstanding or innovative design envisaged in the Framework. The built form combined with the extensive glazing and apparent use of concrete would have a hard, urbanising effect, which would contrast unfavourably with the rural landscape and wider setting. These effects would be apparent both in their own right and by comparison to the design of the approved dwelling, which, while of greater height, would integrate more effectively into the rural landscape setting.
11. The prominence of the appeal site on high ground means that, as the Council contends, the proposed dwelling would be seen from the footpaths to the north and east, and possibly in longer passing views from the rail line further north. From these viewpoints the dwelling would be seen as an incongruous addition to the rural landscape, viewed both in isolation and in the context of the nearby agricultural buildings. I note the appellant's contention that appropriate planting will be used to assimilate the proposal in its setting. However, landscaping is not before me as a reserved matter, but based on the indicative plan, this would not overcome the harmful effects of the proposed dwelling in this open rural location.
12. I have had regard to the representations made by interested parties, which largely reflect the main issue in this case.
13. Accordingly, for the above reasons, I conclude that the proposed dwelling would have a materially harmful effect on the character and appearance of the surrounding area. Consequently, while the Council does not refer to any specific development plan policies in its decision notice, the proposal is contrary to the Framework, particularly the requirement that decisions should ensure that developments are sympathetic to local character and landscape setting.

Conclusion

14. For the reasons given, it is concluded that the appeal should be dismissed.

J Bell-Williamson
INSPECTOR

³ Paragraph 139b).

⁴ Paragraph 135c).

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