



## Planning & Listed Building Statement

Removal of existing lean-to extension, pergola and walled garden and erection of a single storey side extension

Bell Farm, London Road, Wickford, SS12 0LG

On Behalf of

Mr & Mrs B Peters

January 2024

Our Ref: PI 23 006

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# 1 Introduction

1.1 This Planning & Listed Building Statement has been prepared by Lisa Skinner Associates, (LSA Planning), on behalf of Mr & Mrs B Peters, hereafter referred to as the applicant, in support of a full planning application and listed building consent application to erect a single storey side extension at Bell Farm, London Road, Wickford. The full description of development is as follows:

*“Removal of existing lean-to extension, pergola and walled garden and erection of a single storey side extension”*

## Purpose and structure of this Report

1.2 The purpose of this report is to draw together the main planning issues in the consideration of this proposal. This Statement is structured as follows:

- Section 2 considers the site location and surroundings;
- Section 3 provides background to the application including the relevant planning history for the site;
- Section 4 describes the proposal;
- Section 5 identifies relevant national and local planning policy;
- Section 6 provides a planning assessment of the proposal; and
- and Section 7 draws conclusions in support of the application proposal

## Planning application documents

1.3 This submission is accompanied by a set of drawings that have been prepared by EK Architects and include site location plan, existing and proposed floor plans and elevations, and existing and proposed block plan. The application is also supported by a Heritage Statement.

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## 2 Site and surroundings

- 2.1 The area of land subject to this planning application relates to Bell Farm, London Road, Wickford. The extent of the application site is as shown by the land edged red on the Site Location Plan submitted in support of this application and covers approximately 3000 sq of land. The site has a street frontage of approximately 60m.



Figure 1: Location of application site – image courtesy of Bidwells.

- 2.2 The application site comprises a Grade II listed 18th century detached two storey farmhouse. It is located along the southern side of London Road, opposite the junction of Sugden Avenue, within approximately three quarters of a mile to the west of Wickford town.
- 2.3 In terms of Local Plan designations, in addition to the property being a designated heritage asset, the application site is also identified as being within the Green Belt on the Proposals Map retained as part of the Saved Basildon District Local Plan policies.
- 2.4 The building is symmetrical in form comprising a central porch and previous enlargements include a single storey rear extension and a first-floor rear extension above a single storey rear extension. The submitted Heritage Statement provides a detailed description of the listed building.

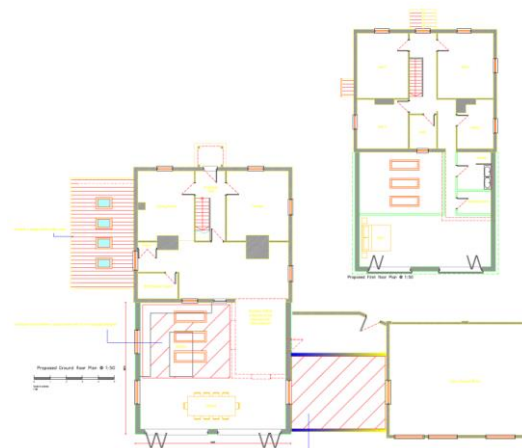
### 3 Planning History

3.1 The previous planning applications for the site that are of relevance to the consideration of this application are summarised below:

Reference	Description	Decision
T/BAS/224/67	Demolish House and Replace	Refused
T/BAS/762/67	Garage	Granted
T/BAS/682/68	Replacement kitchen	Granted
BAS/1608/87	Two storey rear extension	Refused 12.02.1988
98/00429/LB	Replacement of damaged cement render with lime mix render	Granted
00/00403/LBBASS	Replacement of damaged cement render with lime mix render	Refused
04/00799/FULL/ 04/00798/LBBAS	First floor rear extension	Granted 29.07.2004
18/01686/LBBAS/ 18/01685/FULL	Two storey rear extension	Refused 04.04.2019
23/00300/FULL & 23/00301/LBBAS	Demolition of existing extension and erection of replacement extension comprising a part single and part two storey extension to the rear and single extension to the side, re-roofing and internal alterations	Refused 03/05/2023

#### Pre-Application Engagement

3.2 A pre-application submission was made in September 2020 to Basildon Council regarding extensions to the property. The Council consulted their Heritage Advisors, Place Serves and a site visit took place. A formal written response was received in April 2021 that provided guidance on a potential rear, ground floor and side extension, see the extract for the layout below:



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Figure 2: Proposed pre-application layout

3.3 The formal response is summarised below:

#### Rear Return

3.4 As discussed on site, there may be potential for removal and rebuilding of the existing rear range. This would only be supported, in principle, once the significance of the fabric has been further informed by investigations. The proposal as shown was not supported as it was considered to be too large with inappropriate fenestration. It was recommended that any future proposal should not extend further than the existing.

#### Ground Floor Extension

3.5 The ground floor extension to the rear was not supported. The footprint was considered too large and during the site visit a lightweight extensions/garden room was discussed that may be appropriate subject to detailed design.

#### Side Extension

3.6 There was considered a potential for a side extension and the roof lights shown in the current proposals should be removed.

3.7 A copy of the letter is attached at Appendix 1 for reference.

3.8 Planning and listed building applications, 23/00300/FULL & 23/00301/LBBAS, were submitted on the basis that the previous concerns had been overcome. However, both applications were refused on the following grounds:

#### 23/00300/FULL

*1. "The proposed works would create an additional floor area of 125.5 square metres and would result in a dwelling with a total floor area of some 291 square metres. The overall amount of development proposed, demolition involved and additional enlargements in floor area, size, bulk and mass to the dwelling created would represent a wholly disproportionate increase above the size of the original dwelling of 166 square metres detrimental to the openness of the Green Belt. The proposal therefore constitutes inappropriate development in the Green Belt, contrary to paragraphs 147, 148 and 149 of the NPPF Green Belt policy and Policy BAS GB4 of the adopted Basildon District Local Plan.*

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2. *The proposed extensions by reason of their excessive size, scale and bulk would have an overbearing and unbalanced relationship with the host dwelling with no provision for subservience in depth with regard to both flank elevations or height to one flank elevation. Surrounding views would result in a dwelling with a deep and wide plan form, a bulky block style building with loss of its farmhouse characteristics to the detriment of the character and appearance of the host dwelling and the surrounding area. The amount and type of glazing used to the side and rear is considered excessive and would detract from the original character of the farmhouse property. For the above reasons the proposal is considered contrary to Saved Policy BAS BE12 of the adopted Local Plan and paragraph 130 of the NPPF, 2021.*

3. *The application is not supported by a preliminary ecological appraisal including a Preliminary Roost Assessment for bats which are a European Protected species. Therefore, the Local Planning Authority is unable to have certainty of likely impacts on designated sites, protected and Priority species for this application and to demonstrate its compliance with its statutory duties, including its biodiversity duty under s40 of the Natural Environment and Rural Communities Act 2006. Additionally, no biodiversity enhancement measures are identified as outlined under paragraphs 174(d) and 180(d) of the NPPF. For these reasons, the proposed development is also contrary to Section 15 of the NPPF, in particular paragraphs 174, 180 and 182 of the NPPF.”*

#### 23/00301/LBBAS

*“Paragraph 195 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account the available evidence and necessary expertise. The Local Planning Authority must take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Bell Farmhouse is Grade II Listed farmhouse. The proposals would be inappropriate in terms of their mass, scale and form, would not be subservient to the host dwelling, would represent an overdevelopment of the site and would detract from the architectural and aesthetic interests of the principal pile. Overall the benefits suggested by the applicant are considered relatively minor and provide no justification as the harm to the architectural interest of the proposal would far outweigh the minor benefits identified. As such the proposals are considered harmful to the significance of the designated heritage asset and would result in a low level of 'less than substantial harm' to the significance of the building. The proposed scheme is considered to detract from the significance of this Grade II listed heritage asset with no public benefits contrary to NPPF paragraphs 195 and 202 and conserving and enhancing the historic environment objectives of Section 16 of the NPPF.”*

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3.9 The applicant has taken a step back from the previous scheme and reviewed the entire approach with a new architect. The current proposal is significantly less floorspace, single storey and restricted to the side of the existing property. The previous pre-application advice suggested a side extension would be more appropriate. The details of the proposal are provided in the following section.



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## 4 The Proposed Development

- 4.1 This application seeks planning permission and listed building consent to remove the existing lean-to extension, pergola and walled garden and erect a single storey side extension to form a new kitchen and dining room. The existing front garden wall would be removed and the front elevation of the extension would appear as a blank replacement garden wall. The side and rear elevations would be of contemporary design with large areas of glazing, a flat roof with a roof light. The extension would be constructed of red brick and a glazed link would connect this to the existing dwelling. The total footprint would be 48sqm. The total GEA would therefore increase from 273sqm to 321sqm, approximately 18% increase. In relation to the volume of the structures to be demolished, the lean-to comprises 3 cubic metres and the pergola overall would be approximately 112 cubic metres.

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## 5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 Whilst the National Planning Policy Framework (NPPF) and the National Planning Guidance (NPPG) do not form part of the development plan they are significant material considerations in the determination of this planning application. The following section is broken down into National and Local Policy and identifies the main relevant policies that relate to the proposed development.

### National Planning Policy Framework

- 5.3 The National Planning Policy Framework (NPPF). The overriding thrust of the NPPF remains the presumption in favour of sustainable development, through the promotion of economic growth, social progress and environmental enhancement.
- 5.4 The framework supports growth and innovation whilst achieving improved development standards and environmental protection and requires that these gains should be sought jointly. The following sections are considered relevant to this application:
- Section 12. Achieving well-designed places
  - Section 13. Protecting Green Belt Land
  - Section 16. Conserving and enhancing the historic environment

### Planning Practice Guidance (PPG)

- 5.5 The Planning Practice Guidance (PPG) is a companion to the NPPF and provides further guidance on interpretation.

### Local Planning Policy - The Development Plan

- 5.6 The Council adopted the “Basildon District Local Plan Saved Policies” in September 2007. The following saved policies apply to the proposal:
- Saved Policy BAS GB4 (Extensions to dwellings in the Green Belt - dwellings will be allowed to extend to 90 square metres or by 35 square metres over and above the original floor area of the dwelling (or the area as at 1 July 1948), whichever is the greater. This policy was written in consideration of the 1995 General Permitted Development Order.
  - Saved Policy BAS BE12 (Development Control)

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## 6 Consideration of the Main Issues

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The key planning policies and national guidance have been identified in the previous section. The following analysis identifies the main planning considerations relevant to the determination of these applications and addresses the previous reasons for refusal in applications 23/00300/FULL and 23/00301/LBBAS as follows:

- Principle of Development/ Impact on the openness of the Green Belt
- Impact on the designated heritage asset
- Residential amenity
- Ecology

6.2 Each of these matters will be considered in turn.

### Principle of development

6.3 The site lies within the Green Belt and the (NPPF) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. It advises that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Paragraph 154 of the NPPF refers to new buildings and inappropriate development but the exceptions to this include:

*“c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

*d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;”*

6.4 The current proposal is solely for a single storey extension that comprises 48sqm that is a significant reduction from the previous refused applications referred to above that sought 125.5 sqm of floor area as stated within the officer’s report at Section 7.2. This is not only a significant change in the amount of development proposed but this is also restricted to single storey building. It would replace the existing structures situated to the side of the dwelling and is therefore considered to be appropriate development and meets the criteria of paragraph 154 of the NPPF in that it is not disproportionate and replaces a wall and structure and is not materially larger than the one it replaces.

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6.5 In relation to Local Planning policies, Policy BAS GB4 of the adopted Basildon District Local Plan Saved Policies Document, states that in the Green Belt dwellings will be allowed to extend to 90 square metres or by 35 square metres over and above the original floor area of the dwelling (or the area as at 1 July 1948), whichever is the greater, subject to the following:-

*i. the extension should not be within 2.5 metres from any boundary;*

*ii. all dimensions are taken to include external walls, except in the case of accommodation in the roofspace, where internal dimensions will apply;*

*iii. attached garages, conservatories, porches and living accommodation in the roof will be included in the calculation of existing and proposed floorspace;*

*iv. relevant permitted development rights, as set out in schedule two of the general permitted development order 1995 may be removed by condition on the planning permission, where it is considered that the implementation of permitted development rights could cause material harm to the Green Belt; and*

*v. the criteria set out in Policy BAS GB5 and BAS BE12.”*

6.6 However, it is relevant to note that this policy is out of date as it refers to the 1995 General Permitted Development Order, (GPDO), that restricted the amount of development that could take place in extending a dwelling. Since this date, the GPDO has been significantly amended to allow a much higher level of development in relation to extensions to dwellings and this is not restricted for land located within the Green Belt. The application should therefore be determined in accordance with national guidance within the NPPF where the key issue is the impact on the openness of the Green Belt. As this proposal replaces existing structure as stated above, we believe there would not be a material difference having regard to the structures that are being replaced and the openness of the area.

6.7 In relation to visual impact, the proposal would sit behind a replacement garden wall and there would be no material change to the appearance of the dwelling from the street scene. The extension is an honest, modern extension to the host dwelling and physically separated by a lightweight glass link. In the previous proposal, the officers report at Section 7.3 referred to the visual impact with particular reference to the single storey rear and first floor rear extensions that were considered to be overbearing and unbalanced relationship with the host dwelling. These elements have been omitted from the proposal. The application now proposes to replace the current structures and this is considered to represent a visual improvement to the current walls/structures that exist in this part of the site. The physical light weight link does not detract from the host dwelling and creates an honest separation between the old and the new. The proposals are therefore considered to represent good design and in accordance with Policy BE12 of the Local Plan.

[Impact on the designated heritage asset](#)

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- 6.8 Paragraph 200 of the NPPF requires local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting with the level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The application is accompanied by a Heritage Statement, (HS), that fulfills this requirement. Paragraph 208 of the NPPF states that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 6.9 The HS confirms at paragraph 10.5 that *"The existing walled garden and lean-to structures are modern, poor-quality additions to the building which are not considered to add to the significance of the listed farmhouse. As such, their loss is considered to have a minor beneficial on the special interest of the building."* The HS then considers the impact of the proposal and concludes at paragraph 10.8 that it *"... would be a high-quality addition to the structure and will have a negligible/minor beneficial impact."*
- 6.10 The report confirms that internal alterations to the building would be minimal as follows:
- The removal of the walls within the existing kitchen are not historic and as such their removal would have a neutral impact on the building's significance.
  - The new partitions proposed at ground floor level within the rear range will be inserted within a modern addition to the building, they will also be lightweight and removable. As such, the new partitions would have a neutral impact.
  - The removal of the existing modern cupboard and access to the dining room will reinstate the proportions of the chimney breast in the kitchen and reinstate the historic circulatory routes around the ground floor of the building, having a minor beneficial impact.
  - The removal of the existing modern cupboard and access to the dining room will reinstate the proportions of the chimney breast in the kitchen and reinstate the historic circulatory routes around the ground floor of the building, having a minor beneficial impact.

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6.11 The HS summarise the position at paragraph 10.10 stating “...*the proposals would have a negligible/minor beneficial overall impact on the significance of Bell Farmhouse, particularly where it is demonstrable that implementation would facilitate the better practical functioning and therefore optimum viable use of the property for current and future users.*”

6.12 In the officer’s report regarding the previous applications that were refused planning and listed building consent, Section 7 refers to the advice from the Council’s heritage advisors and in relation to the side extension stated:

*“Side extension – the rooflights proposed at pre application stage have been omitted. Therefore the side extension is considered acceptable. However, when considered cumulatively alongside the other extensions the result would be that the additions as a whole are out of scale with the original dwelling and would represent an over development of the site.”*

*“Place Services further advise there is an opportunity to extend this building in a similar manner to that proposed. An acceptable proposal would however, include a considerable reduction in footprint relative to this submission.”*

6.13 We therefore believe that this revised proposal has fully addressed the comments in relation to the overall mass and bulk of the proposals and the impact on the openness of the Green Belt and the host dwelling as a heritage impact. The proposal is therefore considered appropriate development in the Green Belt and would lead to beneficial impacts on the listed building.

#### **Inappropriate development in the Green Belt – very special circumstances**

6.14 If the Council does not accept that the proposal is appropriate development, it would viewed as inappropriate development that by definition is harmful to the Green Belt and should not be approved except in very special circumstances. In such cases, local planning authorities are expected to give substantial weight to any harm to the Green Belt and ‘Very special circumstances’ would not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. In this case we have demonstrated above the proposal would not lead to harm to the openness of the Green Belt and there would be beneficial impacts on the listed building. These in our view constitute very special circumstances.

#### **Residential amenity**

6.15 The property is sufficiently distant from nearby houses, so as to have no adverse impact on the outlook enjoyed by, or so as to cause adverse overshadowing or overlooking to the nearest residential properties either side.

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## Ecology

- 6.16 The previous application was refused as it was not supported by a Preliminary Ecological Appraisal including a Preliminary Roost Assessment for bats. This related to the rear extension that proposed alterations to the roof of the existing building. This is no longer proposed and the surveys are therefore not required.

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## 7 Conclusions

- 7.1 This application seeks householder planning permission and listed building consent to remove the existing lean-to extension, pergola and walled garden and erect a single storey side extension at Bell Farm, London Road, Wickford.
- 7.2 The site is located in the Green Belt, which is protected by local and national planning policy. However, it has been demonstrated that the proposal is considered to be appropriate development in the Green Belt. It would lead to the removal of modern structures and the replacement with a high-quality well-designed side extension that is not materially larger than the structure it replaces. However, if the Council disagrees that the proposal is an appropriate development in the Green Belt the Applicant has demonstrated that very special circumstances do exist.
- 7.3 The Heritage Statement also confirms that there would be benefits to the listed building and the proposed works are considered to have had special regard for the desirability of preserving the special interest of the listed building itself and the setting of the adjacent listed buildings in accordance with Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.
- 7.4 Overall, it is considered that the proposals are in accordance with the objectives of local and national planning policy, and it is respectfully requested that the Council grant planning permission and listed building consent.



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**Appendix 1 –  
Pre-application  
advice**



FAO: Planning Department,  
Basildon Districts Council

Ref: Pre-application  
Date: 07/04/2021

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **RE: Bell Farm, Wickford**

This pre-application advice pertains to alteration and extension to the dwelling.

Bell Farmhouse is Grade II listed (List Entry ID: 1305927).

I have addressed the individual elements of the proposed scheme below.

#### *The rear return:*

As discussed on site there may be potential for removal and rebuilding of the existing rear range. This would only be supported, in principle, once the significance of the fabric has been further informed by investigations-these were discussed on site but I don't think have been undertaken since.

With regard to the proposal, I do not support this. The proposed footprint is too large and overly (and inappropriately) fenestrated. The existing range is a far more aesthetically suitable part of the composition and the proposal would fail to preserve the architectural interest of the host building. Should a rebuild of the range be possible, I do not think it can extend further than existing.

#### *Ground Floor Extension:*

The ground floor extension to the rear is not supported. The footprint is too large, probably because the proposed rear range extends too far back. Discussions on site also suggested that a lightweight extensions/garden room may be possible here, this is not realised in this design, especially the west wall.

#### *Side Extension:*

Subject to details there is potential for this extension, I recommend the roof lights are removed. As a wider application there is an issue that extension appears to be larger in footprint than the host building.



Should this come forward as an application I would recommend refusal. The proposal presents an over development of the building which poorly responds to its architectural interest.

Yours sincerely,

Tim Murphy IHBC MCIfA  
Historic Environment Manager  
Place Services

*Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*

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**Appendix 2 –  
Decision notice  
and officer  
report**

Application No: 23/00300/FULL

Received: 08.03.2023

**BASILDON BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Development Management Procedure) Order 2015**

Mrs L Skinner  
Phase 2 Planning  
270 Avenue West  
Skyline 120  
Great Notley  
Braintree  
CM77 7AA

For: Mr & Mrs B Peters  
207 Bell Farm London Road  
Wickford  
Essex  
SS12 0LG

In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

**Demolition of existing extension and erection of replacement extension comprising a part single and part two storey extension to the rear and single storey side extension, re-roofing and internal alterations**

On land at

**Bell Farm**  
**207 London Road**  
**Wickford**  
**Essex**  
**SS12 0LG**

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **REFUSE PERMISSION** for the said development for the reasons set out overleaf:-

**Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

Yours faithfully



Mrs. Christine Lyons.  
Head of Planning - Growth

Dated:03.05.2023

- 1 The proposed works would create an additional floor area of 125.5 square metres and would result in a dwelling with a total floor area of some 291 square metres. The overall amount of development proposed, demolition involved and additional enlargements in floor area, size, bulk and mass to the dwelling created would represent a wholly disproportionate increase above the size of the original dwelling of 166 square metres detrimental to the openness of the Green Belt. The proposal therefore constitutes inappropriate development in the Green Belt, contrary to paragraphs 147, 148 and 149 of the NPPF Green Belt policy and Policy BAS GB4 of the adopted Basildon District Local Plan.
- 2 The proposed extensions by reason of their excessive size, scale and bulk would have an overbearing and unbalanced relationship with the host dwelling with no provision for subservience in depth with regard to both flank elevations or height to one flank elevation. Surrounding views would result in a dwelling with a deep and wide plan form, a bulky block style building with loss of its farmhouse characteristics to the detriment of the character and appearance of the host dwelling and the surrounding area. The amount and type of glazing used to the side and rear is considered excessive and would detract from the original character of the farmhouse property. For the above reasons the proposal is considered contrary to Saved Policy BAS BE12 of the adopted Local Plan and paragraph 130 of the NPPF, 2021.
- 3 The application is not supported by a preliminary ecological appraisal including a Preliminary Roost Assessment for bats which are a European Protected species. Therefore, the Local Planning Authority is unable to have certainty of likely impacts on designated sites, protected and Priority species for this application and to demonstrate its compliance with its statutory duties, including its biodiversity duty under s40 of the Natural Environment and Rural Communities Act 2006. Additionally, no biodiversity enhancement measures are identified as outlined under paragraphs 174(d) and 180(d) of the NPPF. For these reasons, the proposed development is also contrary to Section 15 of the NPPF, in particular paragraphs 174, 180 and 182 of the NPPF.

The application is therefore contrary to the Saved Policy BAS BE12 of the Basildon District Local Plan and paragraphs 130, 134, 147, 148, 149, 174, 180 and 182 of the NPPF (2021).

**Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

Yours faithfully



Mrs. Christine Lyons.  
Head of Planning - Growth

Dated:03.05.2023



## NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission for the proposed development, then an appeal to the Secretary of State can be made under section 78 of the Town and Country Planning Act 1990.

An appeal against the refusal to grant planning permission must be lodged within six months of the date of the decision notice except in the case of householder applications which is 12 weeks.

If the proposed development relates to the same or substantially the same land and development as is already the subject of an Enforcement Notice, then an appeal must be lodged within 28 days of the date of the decision notice.

If an Enforcement Notice has been served relating to the same or substantially the same land and development as proposed in the refused application, then an appeal must be lodged within 28 days of the service date of the Enforcement Notice, or within six months [12 weeks in the case of a householder appeal] of the date of this decision notice, whichever period expires first.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development, having regard to the statutory requirements, to the provisions of any development order and to any direction given under a development order.

In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

## Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of and development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.



Application No: 23/00301/LBBAS

Received: 08.03.2023

**BASILDON BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990**

Please see notes at end of this letter

Mrs L Skinner  
Phase 2 Planning  
270 Avenue West  
Skyline 120  
Great Notley  
Braintree  
CM77 7AA

For: Mr & Mrs B Peters  
207 Bell Farm London Road  
Wickford  
Essex  
SS12 0LG

In pursuance of the powers exercised by them as local planning authority this Council do hereby give notice of their decision to **REFUSE CONSENT** for the execution of the following works:-

**Demolition of existing extension and erection of replacement extension comprising a part single and part two storey extension to the rear and single extension to the side, re-roofing and internal alterations**

On land at

**Bell Farm**  
**207 London Road**  
**Wickford**  
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**SS12 0LG**

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **REFUSE PERMISSION** for the said development for the reasons set out overleaf:-

**Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

Yours faithfully



Mrs. Christine Lyons.  
Head of Planning - Growth

Dated:03.05.2023

- 1 Paragraph 195 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account the available evidence and necessary expertise. The Local Planning Authority must take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Bell Farmhouse is Grade II Listed farmhouse. The proposals would be inappropriate in terms of their mass, scale and form, would not be subservient to the host dwelling, would represent an overdevelopment of the site and would detract from the architectural and aesthetic interests of the principal pile. Overall the benefits suggested by the applicant are considered relatively minor and provide no justification as the harm to the architectural interest of the proposal would far outweigh the minor benefits identified. As such the proposals are considered harmful to the significance of the designated heritage asset and would result in a low level of 'less than substantial harm' to the significance of the building. The proposed scheme is considered to detract from the significance of this Grade II listed heritage asset with no public benefits contrary to NPPF paragraphs 195 and 202 and conserving and enhancing the historic environment objectives of Section 16 of the NPPF .

**Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

Yours faithfully



Mrs. Christine Lyons.  
Head of Planning - Growth

Dated:03.05.2023



## NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse Listed Building consent for the proposed works or to grant consent subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
2. If Listed Building consent is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted he may serve on the Council of the District in which the land is situated, as the case may be, a Listed Building Purchase Notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where Listed Building consent is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
4. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

## DELEGATED REPORT

<b>Reference:</b> 23/00300/FULL & 23/00301/LBBAS	<b>Site:</b> Bell Farm, 207 Southend Road, Wickford, Essex, SS12 0LG
<b>Ward:</b> Crouch	<b>Proposal:</b> Demolition of existing extension and erection of replacement extension comprising a part single and part two storey extension to the rear and single extension to the side, re-roofing and internal alterations
<b>Applicant:</b> Mr & Mrs B Peters	<b>Validated:</b> 08.03.2023  <b>Date of expiry:</b> 03.05.2023
<b>Case Officer:</b> Helen Duncan	
<b>Recommendation:</b> Refuse planning permission and listed building consent	

### 1.0 DESCRIPTION OF PROPOSAL

The application is a combined application for both planning permission and listed building consent for the demolition of an existing two storey rear extension and erection of a replacement part single and part two storey rear extension and single storey side extension, re-roofing and internal alterations. The single storey rear enlargement would measure approximately 8 metres deep, 9.4 metres wide and 3 metres high with a flat roof and parapet. The first floor rear extension above part of the proposed single storey element, would measure 8 metres deep, 3.7 metres wide and 6.2 metres high with a gable end roof. The single storey side extension would measure 6.4 metres deep, 3.5 metres wide and 3 metres high with a mono pitch roof.

Internal alterations comprise an existing shower room is to be rearranged to create a small WC and a separate storage cupboard. All existing openings will be used to gain access to the new additions. No historic fabric is proposed to be removed. The existing rear door and window to the rear elevation will remain in place. The bulkheads to the first floor will be removed as a result of the proposed reworking of the roof. Externally an existing casement window is to be replaced with a new timber sash window. The existing asbestos tile roof will be replaced with Welsh or Spanish slate. New rainwater goods are proposed to be powder-coated aluminium and the existing plastic pipework is proposed to be replaced with matching metal replacements.

External materials proposed for the extensions are render to match the host dwelling, Welsh or Spanish grey slate tiles, aluminium grey anthracite windows and powder-coated aluminium rainwater goods

### 2.0 SITE DESCRIPTION

Bell Farm, Southend Road, Wickford is a Grade II listed 18th century detached two storey farmhouse. The building is symmetrical in form comprising a central porch. It is located on a modest plot within a semi-rural Green Belt location on the south side of London Road to the west of the main settlement of Wickford. Previous enlargements

constitute a single storey rear extension (date of development not known) and a first floor rear extension above the single storey rear extension granted in 2004.

### 3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
BAS/1608/87	Two storey rear extension	Refused 12.02.1988
04/00799/FULL	First floor rear extension	Grant 29.07.2004
18/01685/FULL	Two storey rear extension	Refused 04.04.2019
18/01686/LBBAS	Two storey rear extension	Refused 04.04.2019

### 4.0 SUMMARY OF CONSULTATION RESPONSES

Essex County Council – Place Services Historic Buildings Consultant – Objections – the proposal would result in a low level of less than substantial harm to the significance of the listed building. See Section 7.4 below.

Environmental Health Service – No objections on the grounds of pollution.

Essex County Council – Place Services Ecology – Holding objection received. Insufficient ecological information on European protected species (bats) and lack of biodiversity enhancement measures identified – see 7.6 below.

### 5.0 SUMMARY OF NEIGHBOUR COMMENTS

No comments received.

### 6.0 POLICY CONTEXT

#### National Planning Guidance

##### National Planning Policy Framework (NPPF)

The NPPF was updated in July 2021. Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development. Paragraph 47 of the NPPF reaffirms that planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is an important material consideration. The following parts of the NPPF are relevant to the consideration of the current proposal:

- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

##### Planning Practice Guidance

Of particular relevance to the determination of this planning application are:

- Design and impact on the setting/significance of a designated heritage asset

- Green Belt
- Natural Environment
- Historic Environment

## **Local Planning Policy**

### Basildon's' Saved Local Plan

The Council adopted the "Basildon District Local Plan Saved Policies" in September 2007. The Council's 'General Development in the Green Belt Policy was not saved by the Secretary of State in the 2007 review of Local Plan Policies. Accordingly reference would be had to the General Green Belt Policy in the NPPF described above in determining the principle of development.

The following saved policies apply to the proposal:

GB1 Definition of Green Belt

GB4 Extensions to Dwellings in the Green Belt

Saved Policy BAS GB4 (Extensions to dwellings in the Green Belt)

In the Green Belt dwellings will be allowed to extend to 90 square metres or by 35 square metres over and above the original floor areas of the dwelling (or the area as at July 1948), whichever is the greater, subject to the following:-

- (i) the extension should not be within 2.5 metres from any boundary;
- (ii) all dimensions are taken to include external walls, except in the case of accommodation in the roofspace, where internal dimensions will apply;
- (iii) attached garages, conservatories, porches and living accommodation in the roof will be included in the calculation of existing and proposed floorspace;
- (iv) relevant permitted development rights, as set out in schedule two of the general permitted development order 1995 may be removed by condition on the planning permission, where it is considered that the implementation of permitted development rights could cause material harm to the green belt; and
- (v) the criteria set out in policy BAS GB5 and BAS BE12.

Saved Policy BAS BE12 (Development Control)

Planning permission for new residential development, and for the alteration and extension of existing dwellings, will be refused if it causes material harm in any of the following ways:-

- (i) harm to the character of the surrounding area, including the street scene;
- (ii) overlooking;
- (iii) noise or disturbance to the occupants of neighbouring dwellings;
- (iv) overshadowing or over-dominance; and
- (v) Traffic danger or congestion.

### Supplementary Planning Guidance

- Essex Design Guide
- Essex Planning Officer Association (EPOA) Parking Standards Design & Good Practice (2009)

## **7.0 ASSESSMENT**

### **7.1 Planning Considerations and Principle of Development**

The application property is a Grade II listed residential dwelling. In addition to the property being a designated heritage asset, the application site is also identified as being within the Green Belt on the Proposals Map retained as part of the Saved Basildon District Local Plan policies, where restrictive policies apply. The main considerations are the impact of the development upon the Green Belt, visual amenity, heritage, residential amenity, ecology and highways.

The main Green Belt issues in this case are:

- whether the proposal would be inappropriate development for the purposes of the National Planning Policy Framework and development plan policy;
- the effect of the proposal on the openness of the Green Belt and the character of the area;
- if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development; and
- the impact of the proposed development on the significance of this designated heritage asset.

### **7.2 Impact on the Openness of the Green Belt**

Consideration will be given to whether the proposal would be inappropriate development for the purposes of the National Planning Policy Framework and development plan policy; the effect of the proposal on the openness of the Green Belt; and if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

The NPPF sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being their openness and their permanence. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this (amongst others) are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposal would involve the demolition of a two storey rear extension carried out under two separate previous enlargements with a combined floor area of 35 square metres. Based on submitted existing floor plans, the floor area for the original dwelling would equate to 166 square metres for the purpose of planning.

Breaking down the proposed three enlargements into individual floor areas; the proposed single storey rear element would have a floor area of 74 square metres, the single storey side element would have a floor area of 22.5 square metres and the first floor rear extension would have a floor area of 29 square metres. In total the enlargements would create an additional floor area of 125.5 square metres above the floor area of the original dwelling with heights ranging from 3 metres high to 6.2 metres



high. As a result the proposal would result in a dwelling with a total floor area of some 291 square metres.

Having assessed the overall amount of development proposed, demolition involved and the increase in bulk created by substantial ground, side and first floor extensions, it is considered that the additional enlargements in floor area, size, bulk and mass to the dwelling of 125.5 square metres would represent a wholly disproportionate increase above the size of the original dwelling of 166 square metres.

The additional enlargements would substantially increase the presence of the residential property, result in a reduction in the openness of the Green Belt and thereby impinge on the openness and character of the Green Belt and constitute inappropriate development in the Green Belt, contrary to paragraphs 147, 148 and 149(c) of the NPPF Green Belt policy and Policy BAS GB4 of the adopted Basildon District Local Plan.

There have been no very special circumstances put forward by the applicant and notwithstanding this, officers consider that there are no potential very special circumstances that could be evidenced that would outweigh the identified harm to the Green Belt. In planning terms personal circumstances carry little weight as they do not hold sufficient weight in the balancing process and seldom outweigh general planning considerations as family circumstances can change, but any harm to the Green Belt is likely to be permanent and would set a precedent for further extensions of this excessive size.

### **7.3 Impact on Visual Amenity**

Local Plan Saved Policy BAS BE12(i) of the Basildon District Local Plan Saved Policies (2007) seeks to ensure that new residential development is of a satisfactory design and layout and that it does not impinge unreasonably on the visual amenities of the street scene. It seeks to, amongst other things, protect the character and appearance of the surrounding area and prevent harm through over-dominance.

The NPPF attaches great importance to the design of the built environment and requires high quality design. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Paragraph 130(f) of the NPPF states that planning decisions should achieve a high standard of amenity for existing and future occupiers.

The host property is a two storey dwelling farmhouse of 18<sup>th</sup> century traditional design. At 8 metres deep, the single storey and first floor rear extensions would be the same depth as the host dwelling, replicating it in footprint and presence and thus have an overbearing and unbalanced relationship with the host dwelling with no provision for subservience in depth with regard to both flank elevations or height to one flank elevation. Surrounding views would result in a dwelling with a deep and wide plan form, a bulky block style building with loss of its traditional farmhouse characteristics. With regard to the use of fenestration, whilst when viewed from the front, the dwelling would maintain its charm with regard to its provenance and character, conversely when viewed from the rear and side, the use of bi-folding doors, double height glazing, the amount of glazing and type of casement windows created would detract from its original charm and character. Whilst most of the fenestration is to the rear and less publicly viewable and the use of contemporary materials is not unusual on some older properties, the amount and type of glazing used to the side and rear is considered

excessive and would detract from the original character of the farmhouse property. .

The external materials proposed in general are not out of character with the street scene or the host dwelling which currently comprises a render exterior. However, the bulk created by the substantial rear and side development and amount of glazing proposed would detract from the character of the host dwelling to the detriment of the street scene and would conflict with Local Plan Saved Policy BAS BE12 and paragraphs 130 of the NPPF.

#### **7.4 The impact of the proposed development on the significance of the designated heritage asset;**

Paragraph 195 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account the available evidence and necessary expertise. The Local Planning Authority must take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The application is accompanied by a Heritage Statement prepared by Bidwells dated January 2023. Essex County Council provide Basildon Borough Council with all its specialist Listed Building advice. Their appointed Historic Buildings Consultant advises that pre-application advice was provided in September 2020 with a formal written response received in April 2021. This advice would have been provided to the applicant post refused applications 18/01685/FULL and 18/01686/LBBAS for a two storey rear extension refused on 4<sup>th</sup> April 2019. Comments provided by Place Services regarding the advice in 2021 included that the removal and rebuilding of the existing rear range would only be supported in principle once the significance of the fabric had been further informed by investigations. However, the pre-application designs were not considered acceptable due to the proposed footprint being too large and the proposed range extended further than the existing. With regard to the ground floor extension, it was not supported. This was due to the footprint being too large, however discussions on site suggested that a lightweight extension/garden room may be possible. Subject to details, there was potential for the side extension however, it was recommended that rooflights be omitted and overall there was an issue that the extension appeared to be larger in footprint than the host dwelling.

With regard to the current application Place Services have held discussions internally with the Built Heritage Consultant who authorised the pre-application formal written response to now consider the current application and a site visit was carried out on 28<sup>th</sup> March 2023. Each of the elements of the latest scheme are addressed by Place Services below:-

Rear return – as part of the application, evidence has been submitted that shows that the ground floor of the rear range has been rebuilt with breeze blocks, likely in the late twentieth century. As the first floor of the rear range is a later addition there is no objection in principle to the removal and rebuilding of this part of the building. However other concerns highlighted in the pre application advice have not been addressed. The proposed footprint to the rear range is too large and would extend further than the existing. This is considered to detract from the architectural interest of the host dwelling. Whilst the design is traditional, the mass is incongruous. This scale of extension over-dominates some aspects of the heritage asset and is not subservient to the host dwelling. The length and scale of the proposed rear range is too large as has previously been highlighted.

Ground floor rear extension – the ground floor extension to the rear is not supported. The proposed structure is not lightweight, and its footprint would be too large, because the proposed depth of the extension is excessive. A smaller and more lightweight structure was previously advised as it would not detract from views or appreciation of the rear elevation.

Side extension – the rooflights proposed at pre application stage have been omitted. Therefore the side extension is considered acceptable. However, when considered cumulatively alongside the other extensions the result would be that the additions as a whole are out of scale with the original dwelling and would represent an over development of the site.

Heritage Benefits – the applicant has suggested there would be benefits in the application. The setting downward and inward would better reveal the historic roof form of the farmhouse, though the visual change would be relatively minor. The replacement of plastic rainwater goods with matching metal equivalents, and the removal of the internal bulkheads would also have a very minor beneficial effect. Overall the benefits are considered to be relatively minor. In the context of the harm caused from the concerns highlighted above, these minor benefits provide no justification. The harm to the architectural interest of the proposal would far outweigh the minor benefits identified.

Summary – the proposals are considered to be inappropriate in terms of mass, scale and form. The extensions would not be subservient to the host dwelling and would detract from the architectural and aesthetic interests of the principal pile.

The proposals would result in a low level of 'less than substantial harm' to the significance of the building. As per paragraph 202 of the NPPF this harm should be weighed against the public benefits of the proposal. It is recommended that this application is refused.

Place Services further advise there is an opportunity to extend this building in a similar manner to that proposed. An acceptable proposal would however, include a considerable reduction in footprint relative to this submission.

#### *Officer Note*

*The advice of Place Services with regard to a revised proposal is noted, however, the applicant is reminded that any further proposal would not only need to avoid or minimise any conflict between the heritage asset's conservation and the proposal, but also avoid conflict with national Green Belt Policy as discussed in 7.2 above.*

To conclude the proposed scheme is considered to detract from the significance of this Grade II listed heritage asset with no public benefits, contrary paragraphs 195 and 202 of the NPPF.

## **7.5 Impact on Residential Amenity**

In this case, the application property is sited in such a position that it is fairly isolated from the closest residential properties. The extensions would be well distanced from any neighbouring properties and therefore the proposal is not considered to give rise to any overlooking or overshadowing of the nearest neighbouring residential properties. As such, no material harm to residential amenity would result from the proposed development. Neighbouring residents have been notified and no representations have been received.

## **7.6 Ecology**

Paragraph 182 of the NPPF states the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Part of the rear garden of Bell Farm is within a protected species alert area and the majority of the garden is within a protected species alert area 10 metre buffer zone. Essex County Council Place Services Ecology were consulted and issued a holding objection due to insufficient ecological information on European Protected Species (bats). The desk study carried out by ECC Ecology concluded that the proposed works whilst unlikely to impact upon designated sites or Priority habitat, considered there is a potential risk that the works could impact upon roosting bats which are European Protected species as the proposal will involve the demolition of an existing extension and will also affect the exterior of the retained building. As such ECC Ecology are not satisfied that there is sufficient ecological information available for determination of the application and recommend that a Preliminary Roost Assessment for bats is conducted following standardised methodologies by a suitably qualified ecologist. This is required prior to determination because Government Standing Advice indicates that you should “survey for bats if the area includes buildings or other structures that bats tend to use or there are trees with features that bats tend to use nearby”.

Paragraph 99 of the ODPM Circular 06/2005 highlights “it is essential that the presence or otherwise of protected species, and the extent they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”. Additionally no biodiversity enhancement measures are identified in the documents provided. It is recommended the application should also identify and pursue opportunities for securing measurable net gains for biodiversity as highlighted in paragraph 174 (d) and 180(d) of the NPPF. Reasonable biodiversity enhancement measures will need to be provided.

This information is required to provide the Local Planning Authority with certainty of impacts on legally protected and Priority species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent. This will enable the Local Planning Authority to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 of the Natural Environment and Rural Communities Act 2006 and prevent wildlife crime under s17 of the Crime and Disorder Act 1998.

## **7.7 Highway safety**

No changes are proposed to the existing access and parking arrangements at the site. The dwelling benefits from a private driveway, substantial amount of hardstanding and a detached garage. Given the above, the level of parking at the site would accord EPOA parking standards and the minimum requirements in respect of the extended dwelling.

## **8.0 Conclusion**

For the above reasons given in 7.2, 7.3 7.4 and 7.6 of the officer report, the application is found to be contrary to Saved Policy BAS BE12 of the Basildon District Local Plan and paragraphs 130, 134, 147, 148, 149, 174, 180, 182, 195 and 202 of the NPPF (2021) and is recommended for refusal.

**9.0 Recommendation – Refuse 23/00300/FULL planning permission for the following reasons:**

1. The proposed works would create an additional floor area of 125.5 square metres and would result in a dwelling with a total floor area of some 291 square metres. The overall amount of development proposed, demolition involved and additional enlargements in floor area, size, bulk and mass to the dwelling created would represent a wholly disproportionate increase above the size of the original dwelling of 166 square metres detrimental to the openness of the Green Belt. The proposal therefore constitutes inappropriate development in the Green Belt, contrary to paragraphs 147, 148 and 149 of the NPPF Green Belt policy and Policy BAS GB4 of the adopted Basildon District Local Plan.
2. The proposed extensions by reason of their excessive size, scale and bulk would have an overbearing and unbalanced relationship with the host dwelling with no provision for subservience in depth with regard to both flank elevations or height to one flank elevation. Surrounding views would result in a dwelling with a deep and wide plan form, a bulky block style building with loss of its farmhouse characteristics to the detriment of the character and appearance of the host dwelling and the surrounding area. The amount and type of glazing used to the side and rear is considered excessive and would detract from the original character of the farmhouse property. For the above reasons the proposal is considered contrary to Saved Policy BAS BE12 of the adopted Local Plan and paragraph 130 of the NPPF, 2021.
3. The application is not supported by a preliminary ecological appraisal including a Preliminary Roost Assessment for bats which are a European Protected species. Therefore, the Local Planning Authority is unable to have certainty of likely impacts on designated sites, protected and Priority species for this application and to demonstrate its compliance with its statutory duties, including its biodiversity duty under s40 of the Natural Environment and Rural Communities Act 2006. Additionally, no biodiversity enhancement measures are identified as outlined under paragraphs 174(d) and 180(d) of the NPPF. For these reasons, the proposed development is also contrary to Section 15 of the NPPF, in particular paragraphs 174, 180 and 182 of the NPPF.

**10. Recommendation - Refuse 23/00301/LBBAS listed building consent for the following reason:**

1. Paragraph 195 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account the available evidence and necessary expertise. The Local Planning Authority must take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Bell Farmhouse is Grade II Listed farmhouse. The proposals would be inappropriate in terms of their mass, scale and form, would not be subservient to the host dwelling, would represent an overdevelopment of the site and would detract from the architectural and aesthetic interests of the principal pile. Overall the benefits suggested by the applicant are considered relatively minor and provide no justification as the harm to the architectural interest of the proposal would far outweigh the minor benefits identified. As such the proposals are considered harmful to the significance of the designated heritage asset and would result in a low level of 'less than substantial harm' to the significance of the building. The proposed scheme is considered to detract from the significance of this

Grade II listed heritage asset with no public benefits contrary to NPPF paragraphs 195 and 202 and conserving and enhancing the historic environment objectives of Section 16 of the NPPF.

The applications 23/00300/FULL and 23/00301/LBBAS are therefore contrary to the Saved Policy BAS BE12 of the Basildon District Local Plan and paragraphs 130, 134, 147, 148, 149, 174, 180, 182, 195 and 202 of the NPPF (2021).

**Documents:**

All background documents including application forms and drawings relating to this application can be viewed online: [www.basildon.gov.uk/eplanning](http://www.basildon.gov.uk/eplanning)