

| Parish and Application No<br>Inspectorate's Ref | Location and Appellant  | Proposal  | Officer Recommendation | Decision            |
|---|---|---|------------------------|---------------------|
| BASILDON<br>13/00354<br><br>Pins Ref 2197710    | Randers<br>Bethesda Street<br>Upper Basildon<br>Rectory Homes Ltd | Demolition of the existing dwelling and the erection of two detached dwellings with access, garaging and amenity space. | Approval               | Allowed<br>27.11.13 |

The main issues were:

- (i) The effect of the proposal on the character and appearance of the street scene and surrounding area having regard to the location of the appeal site within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- (ii) The effect of the proposal on the living conditions of local residents.

The conclusions reached by the Inspector reflect that of previous decisions. Reference was made to the generous gaps between the dwellings, the variety in the design of the dwellings and views from the footpath to the back of the site. In conclusion the development was deemed to be in keeping with the character of the street scene.

The impact of the proposal on number 3 Bethesda Street was considered with a site visit made to the garden of this neighbouring property. The separation distances were considered to be sufficient to mitigate any adverse impact.

A unilateral undertaking was signed to secure the payment of developers contributions. This was accepted by the Inspector.

An application for an award of costs was made by the applicants however this was refused.