

PLANNING DECISIONS AUGUST 2007

Application No : 06/00390/COU Decision : **Application Permitted**
Location : Spa Works 54 Spa Road Hockley
Proposal : Change Of Use Spa Works to Residential to be used as a
Residential Extension to no. 54 Spa Road
Applicant : K. Mills

Application No : 06/00951/OUT Decision : **Refuse Planning
Permission**
Location : 1 Woodlands Road Hockley
Proposal : Outline Application to Demolish Existing Bungalow Widen
Existing Vehicular Access and Form Private Drive and
Erect One Two Storey Building Providing 9 Flats/Studios
with Parking at Rear
Applicant : Mr R Drewitt

- 1 The proposal by reason of its size, scale and design being three storey with the building being some 2m. higher than the neighbouring property No. 3 Woodlands Road would be an intrusive and unneighbourly development, out of scale and overbearing upon 3 Woodlands Road and the prevailing pattern of residential development in the locality.
- 2 The proposal fails to provide satisfactory off-street car parking for the size of accommodation proposed. It is considered that the development should provide 14 no. off street car parking spaces. As a result if allowed the proposal may result in on-street to the detriment of the free flow of traffic emergency vehicle access and pedestrian safety.

Application No : 06/01112/FUL Decision : **Application Withdrawn**
Location : The Bungalow Cupids Chase Great Wakering
Proposal : Demolish Bungalow and Erect Three Bedroomed House
with Garages
Applicant : Mr C R Shiret



Application No : 07/00213/FUL Decision : **Refuse Planning
Permission**
Location : 106 Little Wakering Road Great Wakering
Proposal : Refurbishment and Upgrade of Existing Outbuilding for Use
as Agricultural Storage (not to be used for raising/keeping
of livestock)
Applicant : Mr A Baldwin

- 1 The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend on Sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing building, as defined in Policies R2, R5 and R9 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the contrary is not impaired.

It is the opinion of the Local Planning Authority that, in this case insufficient evidence has been provided to demonstrate very special circumstances, sufficient to justify overriding the strong presumption against development within the Green Belt. Furthermore, the refurbishment and alterations to the buildings has resulted in a higher structure than the original building on the site, consequently reducing the openness of the green belt.

Application No : 07/00299/OUT Decision : **Refuse Planning
Permission**
Location : 2 South View Road Hockley
Proposal : Demolish Existing Garage, Subdivide Plot and Construct
Detached One Bedroomed Bungalow
Applicant : Mr J McGirr

- 1 The proposed development by reason of the plot size, in particular the limited plot depth and the unsatisfactory relationship with the adjacent bungalow at No,1 Broadlands Avenue in conjunction with the existing arrangement of the street scene would give rise to a cramped form of development detrimental to the character of the prevailing pattern of development in the area.

Application No : 07/00307/FUL Decision : **Application Permitted**
Location : 30 Barling Road Great Wakering
Proposal : Insertion of Front and Rear Dormers, Plus First Floor Side
Window to Create Rooms in Roof.
Applicant : Mr G Moody



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Application No : 07/00312/FUL Decision : **Application Permitted**
Location : The Yard Trenders Avenue Rayleigh
Proposal : Redevelop Reclamation Yard and Construct Four Detached
Four Bedroomed Bungalows With Double Garages and
Access From Private Drive. Resurface Trenders Avenue.
Applicant : Mr A Fairclough

Application No : 07/00377/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 13 Trinity Road Rayleigh
Proposal : Erection of Four Detached Properties with Garages and
Access onto Picton Close
Applicant : Pannell Developments

- 1 The application proposal would result in the loss of a significant amount of vegetation and tree cover from the site (including TPO trees) which in turn would have a detrimental effect upon the character and the amenity of the locality.
- 2 The proposal, by reason of the position and orientation of the dwellings on site is such that it is considered to result in an intrusive and unneighbourly development, that would have a serious and adverse impact upon the amenities enjoyed by the occupiers of the nearby properties/plots.

Application No : 07/00378/COU Decision : **Refuse Planning
Permission (COU)**
Location : Land On The Eastern Side Of Southend Airport Rochford
Proposal : Use Of Land For 'Boot Sales' Saturday, Sunday,
Wednesday and Bank Holidays 07:00-16:00. Marine Items,
Caravans and Vehicle Sales for Two Days in April and Two
Days in October. Farm Produce Part of Wednesday Boot
Sales.
Applicant : Sir Maurice Donn

1. The use of the site in the manner and extent proposed would be an inappropriate and unneighbourly use of this green belt/gateway location that is likely to result in material harm to the amenity of the local residents as well affecting the character and appearance of this important gateway green belt location.



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2. The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies GB2 and GB7 of the Local Plan). It is considered that when in use the application proposal would have a material impact upon the openness and character of this part of the Metropolitan Green Belt.
3. As far as can be determined from the submitted information there may not be sufficient parking within the site to accommodate all vehicles. This would cause unnecessary conflict at the access to the site and Southend Road. In addition extra vehicles would be displaced onto the highway network resulting in an unacceptable degree of hazard to all road users to the detriment of highway and pedestrian safety. The proposal would therefore be contrary to Policy T8.
4. The proposal would lead to the use of an access on a stretch of a Strategic Route (PR1) where the principle function is that of carrying traffic freely and safely between centres of population. The slowing and turning of vehicles associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principle function and introduce a further point of possible traffic conflict, being detrimental to highway safety. This proposal would therefore be contrary to Policy T3, T7, T8 and T11.
5. The proposed development would lead to an increase in unnecessary traffic movements to and from the site in direct conflict with the aims and objectives of Policy T1 (sustainable transport) and Policy T3 (accessibility).

The location would mean that virtually all journeys generated by the proposal would be by private vehicles. The proposal is not considered to be sustainable due to the reliance on the use of the private car which is contrary to the aims and objectives of Policy T1 (sustainable transport) and Policy T3 (accessibility).

Application No : 07/00384/FUL Decision : **Application Permitted**
 Location : 210 Plumberow Avenue Hockley
 Proposal : Create Rooms in the Roofspace Incorporating Rooflights to
 Front and Flat Roofed Dormer to Rear
 Applicant : Mr And Mrs Bond



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Application No : 07/00414/FUL Decision : **Application Permitted**
Location : 8 Tudor Way Hawkwell
Proposal : Demolish Existing Property and Erect 2 Detached 3
Bedroom Properties with Off Street Car Parking
Applicant : DDS Developments

Application No : 07/00426/FUL Decision : **Application Permitted**
Location : 70 Rectory Road Hawkwell
Proposal : Part Two Storey, Part First Floor Rear Extension.
Applicant : Mr And Mrs Samuels

Application No : 07/00436/FUL Decision : **Application Permitted**
Location : 21 Hillside Road Hockley
Proposal : Part Single Storey, Part Two Storey Side, Rear and Front
Extensions.
Applicant : Mrs B Reynell

Application No : 07/00440/FUL Decision : **Refuse Planning
Permission**
Location : 36 Hockley Road Rayleigh
Proposal : Erection of Block Containing 10 x 2 Bed Flats with Access
off Millfield Close Parking and Amenity Space. (Two more
Units than that Approved Under 06/00206/FUL, Granted on
Appeal dated 18/01/07)
Applicant : Mr Richard Bray

- 1 The proposed scheme by reason of the poorly proportioned and over-dominant front dormer windows would result in a form of development that would adversely affect the visual amenities and character of the locality and would be contrary to Policy HP6 of the Rochford District Replacement Local Plan 2006.

Application No : 07/00452/FUL Decision : **Refuse Planning
Permission**
Location : 6 Silchester Corner Great Wakering Southend-On-Sea
Proposal : Two Storey Front and Side Extension. Single Storey Rear
Extension and Conservatory and Rear Dormer to Create
Rooms in the Roofspace.
Applicant : Mr R Cann



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- 1 There are inconsistencies in the drawings between the Ground Floor Plan, First Floor Plan and Location/Block Plan which has resulted in the Council not being able to fully assess the implications of the proposal and in the absence of clear and accurate details it is considered that the proposed development would leave inadequate space for vehicles to be parked in front of the building and clear of the Highway. This would lead to vehicles being parked on the Highway to the detriment of pedestrian and highway safety.
- 2 The half-hipped roof extension represents an incongruous feature unbalancing the pair of semi-detached dwellings in a row of such dwellings causing a detrimental impact to the character and appearance of the area.
- 3 The proposed rear conservatory and the larger first floor rear extension proposal by reason of its excessive depth when combined with the approved rear extension would be detrimental to the existing amenities currently enjoyed by the occupiers of the neighbouring properties and contrary to policy HP6 of the Replacement Local Plan.

Application No : 07/00456/FUL Decision : **Application Withdrawn**
 Location : Land North Of Purdeys Industrial Estate Brickfields Way
 Rochford
 Proposal : To Install 17 Poles With 17 Angled Lights With Shields
 (Total Height 6.5 Metres) At The North End Of Car Racks
 With Illumination Towards South. Retention of Existing 17
 Poles With 17 Angled Lights (Total Height 6.5 Metres),
 Located On The Southern End of Existing Car Racks With
 Reorientation of Illumination Towards South. These Lights
 are Required for Health and Safety Purposes to Enable
 Staff to Work in Safety during Winter Months when Daylight
 Hours are Short And For Save Operation Of Security Night
 Patrols.
 Applicant : Nevendon South East Cars

Application No : 07/00475/LBC Decision : **Grant Listed Building
 Consent**
 Location : 84 High Street Rayleigh
 Proposal : Erect 1 x 4 Metre x 4 Metre Jumbrella with Seating, Heater,
 Illumination and Planting Boxes. All to the Rear of Existing
 Premises.
 Applicant : Orchid Pub Operations Ltd

Application No : 07/00477/FUL Decision : **Application Permitted**
 Location : 2 Wimhurst Close Hockley
 Proposal : Demolish Existing Garage and Construct Single Storey
 Pitched Roofed Side Extension Incorporating Garage,
 Bedroom, Ensuite and Utility Room.
 Applicant : Mr And Mrs D McGarvie



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Application No : 07/00478/FUL Decision : **Refuse Planning Permission**
Location : 15 Louis Drive East Rayleigh
Proposal : Form Gable End to Roof and Pitched Roofed Front Dormer, Construct Two Storey Rear Extension
Applicant : Mr J Dorney

- 1 The proposal by way of the formation of the gable end would detract from the character of the dwellings in the street which in the main comprise unaltered rhythm of hipped roofed semi-detached bungalows. If allowed the resultant dwelling would conflict with the form of the bungalow group of which the site is part contrary to parts viii to x of Policy HP 6 to the Council's Adopted Local Plan (2006).
- 2 The proposal by way of the formation of a flat roofed area to the ridge line of the existing dwelling would detract from the hipped roofed character of the dwelling lacking harmony in scale and form to the dwelling to which it relates proving detrimental to the character and appearance of the street contrary to parts viii to x) to Policy HP 6 of the Council's adopted Local Plan 2006.

Application No : 07/00479/FUL Decision : **Application Permitted**
Location : 84 High Street Rayleigh Essex
Proposal : Erect 1 x 4 Metre x 4 Metre Jumbrella with Seating, Heater, Illumination and Planting Boxes. All to the Rear of Existing Premises.
Applicant : Orchid Pub Operations Ltd

Application No : 07/00485/FUL Decision : **Application Permitted**
Location : 98 Plumberow Avenue Hockley
Proposal : Two Storey Rear Extension and Construct First Floor and New Pitched Roof to Convert Existing Bungalow to House
Applicant : Mr And Mrs J R Grindrod

Application No : 07/00486/FUL Decision : **Application Permitted**
Location : 41 Central Avenue Rochford
Proposal : Demolish Existing Dwelling and Construct New Detached Three Bedroomed Chalet With Integral Garage.
Applicant : Jameson Developments Ltd

Application No : 07/00487/FUL Decision : **Application Permitted**
Location : 96 Oxford Road Rochford
Proposal : Hip to Gable Roof Extension, Extend Existing Front and Rear Dormers and Construct Single Storey Rear Extension.
Applicant : Mrs H Right



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Application No : 07/00489/FUL Decision : **Application Permitted**
Location : Street Record The Bailey Rayleigh
Proposal : Re-instatement of gate to the entrance of the private road
at The Bailey, Rayleigh, Essex. The Gate will be,
exclusively, on private land. The dimensions of the gate are
4.34m wide and a maximum height of 1.98m. The gate will
be constructed of iron, painted black.
Applicant : Mr Terry Jobson

Application No : 07/00493/FUL Decision : **Application Permitted**
Location : 102 Bull Lane Rayleigh
Proposal : Single Storey Extension to Side and Infil Extension to Side
Applicant : Mr And Mrs D Fulcher

Application No : 07/00494/LBC Decision : **Grant Listed Building
Consent**
Location : Vicarage Cottage High Street Canewdon
Proposal : Replacement Kitchen, Bathroom and Bedroom Windows (3
No.)
Applicant : Gary Blomfield

Application No : 07/00504/FUL Decision : **Application Permitted**
Location : 309 Ashingdon Road Rochford
Proposal : First Floor Rear Extension and Extend Existing Front
Dormer
Applicant : Mr And Mrs Dickson

Application No : 07/00510/FUL Decision : **Application Permitted**
Location : 5 Ronald Drive Rayleigh
Proposal : Single Storey Pitched Roofed Rear Extension, Single
Storey Front Extension and Raise and Extend Front Roof
Over
Applicant : Mr And Mrs C Marsh

Application No : 07/00513/FUL Decision : **Application Permitted**
Location : 35 Tudor Way Hawkwell
Proposal : Front Extension and Convert Garage into Habitable Room
Applicant : Mr A Hudson



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Application No : 07/00520/ADV Decision : **Grant Advertisement Consent**
Location : Car Dealership C Cherry Orchard Way Rochford
Proposal : Corporate Signage to Nissan Car Dealership
Applicant : Hawes Signs Ltd - Miss Anneska Doughty

Application No : 07/00521/FUL Decision : **Application Permitted**
Location : 11 Louise Road Rayleigh
Proposal : Extensions to Front and Rear First Floor Dormer Windows
Applicant : Mr And Mrs C Read

Application No : 07/00523/FUL Decision : **Application Permitted**
Location : 9B Knivet Close Rayleigh
Proposal : First Floor Side Extension Above Existing Garage
Applicant : Mr And Mrs Cohen

Application No : 07/00525/FUL Decision : **Application Permitted**
Location : Site G7 Purdeys Industrial Estate Purdeys Way
Proposal : Extension to Self Storage Site (Use of the Site for the Storage of Steel Containers to be Used for Self Storage) Stacked no Higher Than 5.2m (Two Containers High)
Applicant : Mike Harsent

Application No : 07/00526/FUL Decision : **Refuse Planning Permission**
Location : Rockhaven London Road Rawreth
Proposal : Ground Floor Rear Extension and Pitched Roof Over Proposed and Existing Extensions Incorporating Rooms in Roofspace, Canopy to Rear, New Porch to Side, Pitched Roof to New Garage Front.
Applicant : Mr And Mrs Fendt

- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green belt and the proposal is considered to be contrary to policy R1 of the Local Plan and to C2 of the Essex and Southend-on-Sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policies R2 and R5 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.



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- 2 Policy R5 of the Local Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 35 square metres. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property contrary to the above policies.

Application No : 07/00528/FUL Decision : **Application Permitted**
Location : 54 Waxwell Road Hullbridge
Proposal : Construct Single Storey Rear Extension
Applicant : Mr And Mrs Tierney

Application No : 07/00529/FUL Decision : **Application Permitted**
Location : 46 Parklands Rochford
Proposal : Construct Two Semi Detached Chalets With Integral Garages.
Applicant : Kent-Webb

Application No : 07/00532/FUL Decision : **Application Permitted**
Location : 25 Copford Avenue Rayleigh
Proposal : Single Storey Rear Extension, New Flank Window and Shed/Outbuilding at Bottom of Garden
Applicant : Mr A Solomons

Application No : 07/00533/FUL Decision : **Application Permitted**
Location : 293 Ferry Road Hullbridge
Proposal : Side, Front and Rear Extensions and Construct New Pitched Roof Over With Pitched Roofed Front and Rear Dormers to Convert Bungalow to Chalet. Construct Detached Pitched Roofed Garage to Front.
Applicant : Mr K Parker

Application No : 07/00537/FUL Decision : **Application Permitted**
Location : 33 Spencer Gardens Rochford
Proposal : Rear Conservatory
Applicant : Mr And Mrs J Cooper

Application No : 07/00541/FUL Decision : **Application Permitted**
Location : 41 Brook Road Rayleigh
Proposal : Raise Roof, Install Mezzanine Floor for Parts Storage and Offices, Single Storey Rear Extension, Roller Shutter. To be Used as Vehicle Repair/Service/M.O.T.
Applicant : Car-Nect 4 Ltd



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Application No : 07/00544/FUL Decision : **Application Permitted**
Location : 78 Bull Lane Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Mr And Mrs Furnival

Application No : 07/00545/FUL Decision : **Application Permitted**
Location : 45 Leamington Road Hockley
Proposal : Extend Existing Front Dormer
Applicant : B Page

Application No : 07/00551/FUL Decision : **Application Permitted**
Location : Land Adjacent Rustlings Folly Chase Hockley
Proposal : Erection of a 4 Bedroomed Detached House With Rooms in Roof
Applicant : Mr Lawrence Chapman

Application No : 07/00552/FUL Decision : **Application Permitted**
Location : 18 Copford Avenue Rayleigh
Proposal : To Construct a First Floor Extension to the Rear of the Property and Modification to Existing Rear Dormer.
Applicant : Mr And Mrs Bradbrook

Application No : 07/00553/FUL Decision : **Application Permitted**
Location : 12 Doulton Way Rochford
Proposal : Two Storey Sloped Roofed Front Extension and Convert Part of Integral Garage. Install Windows to Sides.
Applicant : Mr And Mrs Owen

Application No : 07/00554/COU Decision : **Application Permitted**
Location : 31C High Street Rayleigh
Proposal : Change Of Use Of First Floor Residential Flat Into Photographic Studio in Connection With Ground Floor Photographic Shop.
Applicant : Phoenix Photographic Ltd

Application No : 07/00555/FUL Decision : **Application Permitted**
Location : 106 Main Road Hockley
Proposal : Two Storey Front, Side and Rear Extension, Single Storey Rear Extension and Conservatory
Applicant : Mr And Mrs D Armstrong



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Application No : 07/00557/FUL Decision : **Application Permitted**
Location : 41 Alexandra Road Great Wakering Southend-On-Sea
Proposal : Single and Two Storey Extensions at Side and Rear
(Amended Scheme)
Applicant : Mr And Mrs M. Bottley

Application No : 07/00558/FUL Decision : **Application Permitted**
Location : 155 Southend Road Rochford
Proposal : Remove Existing Garage and Construct Single Storey Side
Extension
Applicant : Mr And Mrs Turner

Application No : 07/00559/FUL Decision : **Application Permitted**
Location : 1A Lascelles Gardens Rochford
Proposal : Retain Wooden Fence
Applicant : Mrs M A Medhurst

Application No : 07/00560/FUL Decision : **Application Permitted**
Location : 35 Ashcombe Rochford
Proposal : Construct Conservatory to Side/Rear
Applicant : Mr And Mrs Hilbery

Application No : 07/00561/FUL Decision : **Application Permitted**
Location : 340 Ashingdon Road Ashingdon
Proposal : Vehicular Crossover
Applicant : Steven Allen

Application No : 07/00563/COU Decision : **Refuse Planning
Permission**
Location : 116 High Street Rayleigh
Proposal : Change Of Use From A1 Retail to A2 Solicitors Practice
(Open to Visiting Members of the Public)
Applicant : Anthony Cole

- 1 The proposal, because it involves the loss of a retail unit within this Primary Shopping Area, would contribute to a decline in the attractiveness and function of this area as a shopping centre, and would be contrary to policy SAT4 of this Council's Local Plan.



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Application No : 07/00564/FUL Decision : **Application Permitted**
Location : 2 Romsey Close Hockley
Proposal : Raise Roof to Provide First Floor Pitched Roofed Extension
Providing Two Bedrooms.
Applicant : Mr M Peachey

Application No : 07/00571/FUL Decision : **Application Permitted**
Location : Langthorne Hardwick Close Rayleigh
Proposal : Rear Conservatory
Applicant : Mr J Lickfold

Application No : 07/00565/ADV Decision : **Refuse Planning
Permission**
Location : 111 Ashingdon Road Rochford
Proposal : Internally Illuminated Free Standing Advertising Display
Sign
Applicant : Primelight Advertising Ltd

- 1 The proposal by way of introducing further advertising medium on the site unrelated to the business activities on the site would add to the extent and amount of advertising material about the site frontage and would increase the proliferation of advertising material to the detriment of visual amenity contrary to Policy SAT 11 to the Council's Adopted Local Plan (2006)

Application No : 07/00566/FUL Decision : **Application Permitted**
Location : 35A Helena Road Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mr K Baldwin

Application No : 07/00568/FUL Decision : **Application Permitted**
Location : 204 High Street Great Wakering Southend-On-Sea
Proposal : Construct Single Storey Entrance/Exit Lobby and
Associated Low Level Terrace and Access Ramp.
Applicant : The Royal British Legion

Application No : 07/00569/FUL Decision : **Refuse Planning
Permission**
Location : 64 Lower Road Hullbridge
Proposal : Convert Existing Integral Garage to Habitable Room and
Construct Detached Pitched Roofed Garage to Front
Applicant : Mr A C Lind



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- 1 The proposal by way of depriving the dwelling of a turning facility would lead to vehicles reversing onto Lower Road causing conditions of danger and obstruction to the detriment of highway safety. Furthermore the proposal does not appear to show sufficient land within the applicant's control to provide adequate access to the garage.

Application No : 07/00573/FUL Decision : **Application Permitted**
Location : 122 Ashingdon Road Rochford
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs P. Roberts

Application No : 07/00597/FUL Decision : **Application Permitted**
Location : 8 Plumberow Mount Avenue Hockley
Proposal : Construct Two Storey Pitched Roofed Front Extension, Pitched Roofed Attached Garage to Side and Conservatory to Opposite Side. Construct Additional Vehicle Crossing.
Applicant : L Johnson

Application No : 07/00574/FUL Decision : **Application Permitted**
Location : 6 Northfields Crescent Great Wakering
Proposal : Convert Existing Integral Garage to Habitable Room
Applicant : D.B. Walpole

Application No : 07/00575/FUL Decision : **Refuse Planning Permission**
Location : 5 Greenlands Rochford
Proposal : Demolish Existing Side Addition, Construct Two Storey Side Extension and Extend Existing Front and Rear Dormers.
Applicant : Mr And Mrs K Barlow

- 1 The proposal by way of the alterations to the roof of one of a pair of semi-detached properties from gable end to part hip would unduly imbalance their appearance. Furthermore, the development is considered to be an unsympathetic and intrusive addition that fails to respect the integrity of the host property and as such would result in a visually intrusive form of development detrimental to the character and appearance of the street scene.



Application No : 07/00577/FUL Decision : **Refuse Planning
Permission**
Location : Land Opposite Maryon House Bullwood Hall Lane Hockley
Proposal : Conversion and Adaption of Domestic Storage Barn to
Form New Self Contained Dwelling
Applicant : Mr And Mrs Todman

- 1 The Rochford District Replacement Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 and R9. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances other than in accord with these policies. The proposal will adversely effect the rural appearance of the site and the countryside as well as the openness due to the domestic paraphernalia of such a conversion.

The application is deficient in detail in terms of the marketing, for commercial purposes, of the building for a period of two years prior to the submission of this application. The failure to demonstrate that there is no demand for the commercial use of the property and the conversion into a self contained residential dwelling would be likely to result in a harmful and intrusive alteration to this listed building that fails to respect the integrity and setting of this listed building.

- 2 The existing access to the dwelling has insufficient sight splays to the detriment of highway safety, contrary to Policy T3 of the Essex and Southend-on-sea Replacement Structure Plan.
- 3 Furthermore, the visibility where Bullwood Hall Lane meets the B1013 (High Road) is very substandard to the west, less than 10 metres. The proposal would lead to the intensification of use of a substandard access by reason of inadequate sight splays to the detriment of highway safety. Contrary to Policy T3 of the Essex and Southend-on-sea Replacement Structure Plan.

Application No : 07/00578/LBC Decision : **Refuse Listed Building
Consent**
Location : Land Opposite Maryon House Bullwood Hall Lane Hockley
Proposal : Conversion and Adaption of Domestic Storage Barn to
Form New Self Contained Dwelling
Applicant : Mr And Mrs Todman

- 1 The conversion into a self-contained residential dwelling would be likely to result in a harmful and intrusive alteration to this listed building that fails to respect the integrity, character and setting of this listed building.



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Application No : 07/00579/FUL Decision : **Application Permitted**
Location : 64 Nelson Road Rayleigh
Proposal : First Floor Side Extension
Applicant : Mr And Mrs A Wright

Application No : 07/00580/FUL Decision : **Application Permitted**
Location : 11 Broadlands Road Hockley
Proposal : Demolish Existing Conservatory and Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr T Moule

Application No : 07/00581/FUL Decision : **Application Permitted**
Location : 138 Hockley Road Rayleigh
Proposal : First Floor Side Extension. Convert Carports to One Habitable Room and One Garage. Rear Conservatory. (Amended Design to Approval 07/00243/FUL, ground floor extension now built up to boundary)
Applicant : Mr T Hope

Application No : 07/00583/FUL Decision : **Application Permitted**
Location : Rose Cottage Durham Road Hawkwell
Proposal : Convert Existing Integral Garage to Habitable Room Including French Doors to Replace Garage Doors.
Applicant : Mr D R Swanson

Application No : 07/00585/FUL Decision : **Refuse Planning Permission**
Location : 33 Broad Walk Hockley
Proposal : Extend Roof Over Garage and Provide Rooms in the Roofspace Incorporating Two Pitched Roofed Front and One Flat Roofed Rear Dormers. Form Canopy to Garage.
Applicant : Mr F Dietz

- 1 The proposal by reason of its bulk, design and appearance would be an intrusive alteration of scale, character and form with the existing dwelling. Furthermore the new roof profile would unbalance the appearance of the building and detract from the prevailing character of the semi -detached pair of bungalows of which the site forms part, to the detriment of the street scene.



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Application No : 07/00586/FUL Decision : **Refuse Planning
Permission**
Location : 217 Eastwood Road Rayleigh
Proposal : Rear Extension and Addition of First Floor to Existing
Bungalow to Create 4 Bed Two Storey Dwelling.
Applicant : Mr R Gimbert

- 1 The proposed development does not maintain a clear 1 metre threshold at first floor level between the flank wall and existing side boundary. This is contrary to policy HP6 (Supplementary Planning Document 2) that requires a 1 metre separation gap to prevent the coalescence of adjacent properties at first floor level and to maintain space about the building in the interests of the character and appearance of the street scene.

Application No : 07/00589/FUL Decision : **Refuse Planning
Permission**
Location : Saltings Creeksea Road Canewdon
Proposal : Retrospective Application to Convert Former Garage to
Form Grooms Accommodation With Storage
Applicant : Mr John Cross

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than as defined in Policies R2, R5 and R9 of the Local Plan), for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sports and recreation, cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The proposal for the change of use of the building to form an independent dwelling on this site does not fall into any of the above categories and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against the creation of new dwellings in the Green Belt. If allowed the proposal would further intensify the residential use of the site resulting in the incremental urbanisation of the site to the detriment of the character, appearance and openness of that part of the Green Belt in which the site is situated.



INVESTORS IN PEOPLE

Application No : 07/00590/FUL Decision : **Application Permitted**
Location : 35 Langdon Road Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mr And Mrs Reed

Application No : 07/00593/FUL Decision : **Application Withdrawn**
Location : 9 Willow Close Hockley
Proposal : Demolish Existing Single Storey Rear Extension, Construct Two Storey Part Pitched Roofed Part Flat Roofed Side and Rear Extension. Demolish Detached Garage and Rebuild in Revised Position
Applicant : Mr And Mrs B Thompson

Application No : 07/00592/FUL Decision : **Application Permitted**
Location : 48 Hawkwell Park Drive Hawkwell
Proposal : Convert Existing Garage into Store and Study
Applicant : Mr D Gilbert

Application No : 07/00594/FUL Decision : **Application Permitted**
Location : 6 Newstead Road Great Wakering Southend-On-Sea
Proposal : Single Storey Rear Extension
Applicant : S And K Williams

Application No : 07/00595/FUL Decision : **Refuse Planning Permission**
Location : 29 Poplar Road Rayleigh
Proposal : Roof Alterations with Dormers to Front and Rear and First Floor Side Window
Applicant : Mr And Mrs J Curson

- 1 Given the dominance of hipped roofed forms within the street scene and the proposal's location within a road of uniform frontage semi-detached hipped bungalows, the gable end roof extension to one of a pair of semi-detached bungalows, combined with the bulky dormers, would create a roofscape and flank wall out of proportion and scale with the existing pair of properties to the detriment of their appearance which would set a precedent, unbalance the pair and be incongruous within the locality.

Application No : 07/00598/FUL Decision : **Application Permitted**
Location : Land Adjacent 66 Woodlands Road Hockley
Proposal : Proposed 4 Bed Detached House With Integral Garage and Basement With Solar Roof Panels
Applicant : Mr M Chatfield



INVESTORS IN PEOPLE

Application No : 07/00601/FUL Decision : **Application Permitted**
Location : 17 Kingswood Crescent Rayleigh
Proposal : Rear Conservatory
Applicant : Harriman

Application No : 07/00612/FUL Decision : **Application Permitted**
Location : 296 Ashingdon Road Rochford
Proposal : Single Storey Conservatory Fronting Onto Ashingdon Road
Applicant : Mencap Homes

Application No : 07/00603/FUL Decision : **Application Permitted**
Location : 23 Burrows Way Rayleigh
Proposal : Conversion of Garage to Habitable Room. Insertion of New Door and Window to Side Elevation. Single Storey Rear Extension.
Applicant : Mr And Mrs Bramley

Application No : 07/00604/FUL Decision : **Application Permitted**
Location : 4 Jubilee Cottages Paglesham Road Paglesham
Proposal : Construct Part Single Storey, Part Two Storey Rear Extension
Applicant : Mr And Mrs D J Murray

Application No : 07/00605/FUL Decision : **Refuse Planning Permission**
Location : Ashdown Anchor Lane Canewdon
Proposal : Demolish Rear Conservatory and Construct Two Storey Side Extension and First Floor Pitched Roofed Front Extension.
Applicant : K Beadell And S Robjent

- 1 The proposal by way of the two storey front gable created and the substantial width of the two-storey side extension would project in advance of adjoining buildings fronting Rowan Way and into the undeveloped side space and would detract from the spacious character and setting of the dwellings fronting the junctions in the street and which in the main comprise of unaltered terraced dwellings balanced by the generous sides paces to each junction. If allowed the resultant dwelling would conflict with the form and scale of the terraced group of which the site is part contrary to part viii to x) to Policy HP6 to the Council's Adopted Local Plan (2006) proving detrimental to this group of dwellings and to the character and appearance of the street.



INVESTORS IN PEOPLE

Application No : 07/00606/FUL Decision : **Application Permitted**
Location : 3 Curtis Way Rayleigh
Proposal : Demolish Garage. Erect Two Storey Side Extension.
Applicant : Mr And Mrs G Sawyer

Application No : 07/00607/FUL Decision : **Application Permitted**
Location : 26 Etheldore Avenue Hockley
Proposal : Construct Single Storey Rear Extension
Applicant : Mr And Mrs Law

Application No : 07/00608/FUL Decision : **Application Permitted**
Location : New Ship Inn 9 East Street Rochford
Proposal : Resiting and Provision of Cooler Units and Construction of
Pitched Roofed Porch/Shelter
Applicant : Punch Taverns

Application No : 07/00609/FUL Decision : **Application Permitted**
Location : 50 Queens Road Rayleigh
Proposal : Demolish Existing Rear Conservatory and Erect Two
Storey Rear Extension With Rooflights to Front and Rear.
Applicant : Mr And Mrs Leaver

Application No : 07/00610/FUL Decision : **Application Permitted**
Location : 37 Ferry Road Hullbridge
Proposal : Construct Single Storey Flat Roofed Front Extension and
Convert Existing Integral Garage to Habitable Rooms.
Applicant : Mr And Mrs B Cutts

Application No : 07/00611/FUL Decision : **Application Withdrawn**
Location : 6 Ridgeway Rayleigh
Proposal : Provide a Second Vehicular Crossover
Applicant : Mr Alan Gotch

Application No : 07/00613/FUL Decision : **Application Permitted**
Location : 18 - 19 Aviation Way Rochford
Proposal : Erect Three Storey Office Building with Parking
Applicant : Mr. Neil Ryan



Application No : 07/00614/FUL Decision : **Refuse Planning Permission**
Location : Plough House Mucking Hall Road Barling Magna
Proposal : Erect Attached Double Garage
Applicant : Mr And Mrs B Child

- 1 The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policies R1 and R5 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R1 and R5 of the Local Plan). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy R5 of the Local Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 35 square metres. The proposal is considered excessive in that it proposes habitable accommodation when taken with other extensions/additions to the property would be in excess of 35sqm.

In addition to this the proposal does result in the making other parts of the existing property vulnerable to residential conversion which would further extend the habitable floorspace of the property contrary to the 35sqm criteria of the Local Plan and would result in a substantial change in the appearance and character of the property contrary to the above policies.

Application No : 07/00615/FUL Decision : **Application Withdrawn**
Location : 1A Great Wheatley Road Rayleigh Essex
Proposal : Conversion of Existing Garage to Habitable Room. New Detached Garage in Front Garden. Seal Off One Vehicle Access. Loft Conversion with Front and Rear Dormers and Side Rooflights. Rear Conservatory.
Applicant : Mr And Mrs L Jones

Application No : 07/00616/FUL Decision : **Refuse Planning Permission**
Location : 2 Well House Apton Hall Road Canewdon
Proposal : Single Storey Pitched Roofed Rear Extension, Extending Pitched Roof Over Flat Roofed Area.
Applicant : Mr And Mrs Ferguson



INVESTORS IN PEOPLE

- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green belt and the proposal is considered to be contrary to policy R1 of the Local Plan and to C2 of the Essex and Southend-on-Sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policies R2 and R5 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.
- 2 Policy R5 of the Local Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 35 square metres. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property contrary to the above policies.

Application No : 07/00617/FUL Decision : **Application Permitted**
Location : 30 Glebe Drive Rayleigh
Proposal : First Floor Pitched Roofed Side Extension
Applicant : Mr And Mrs Harrold

Application No : 07/00618/FUL Decision : **Application Permitted**
Location : Orchard House Sutton Road Rochford
Proposal : Demolish Existing Single Storey Extension and Erect Two Storey Side Extension. Alterations to Existing Rear Extension .
Applicant : Mr And Mrs Winkworth

Application No : 07/00619/FUL Decision : **Refuse Planning Permission**
Location : 15 Millview Meadows Rochford
Proposal : Extend Garage to Front and Rear and Convert to Habitable Accommodation With Extension to Create First Floor Above and Create Annex Accommodation.
Applicant : Mr And Mrs M Davis



INVESTORS IN PEOPLE

- 1 The proposed development does not maintain a clear 1 metre threshold at first floor level between the flank wall and existing side boundary. This is considered to be contrary to Policy HP6 of the Rochford District Replacement Local Plan to prevent the coalescence of dwellings at first floor level. If permitted the proposal would erode the space about the building to the detriment of the character and amenity of this street scene.
- 2 The proposal would result in the loss of the on site garage space and as a result only one car parking space would be retained to serve the dwelling. This would result in increased pressure for on-street car parking where space is limited by way of the nature of the estate layout and would cause obstruction to the free flow of traffic detrimental to highway safety and the visual amenity of the streetscene.
- 3 The proposed extension, by reason of the awkward profile of the roof, its bulk, design and appearance, would be an intrusive alteration out scale, character and form with the existing dwelling and furthermore would detract from the prevailing character of the semi-detached pair of houses of which the site forms part, to the detriment of the street scene and the surrounding area.

Application No : 07/00620/FUL Decision : **Application Permitted**
 Location : Rayleigh Sports And Social Club London Road Rayleigh
 Proposal : Construct External Attached Smoking Shelter Verandah to Side and Rear
 Applicant : Rayleigh Sports And Social Club

Application No : 07/00621/FUL Decision : **Refuse Planning Permission**
 Location : 21 Imperial Park Rawreth Lane Rayleigh
 Proposal : Variation of Condition 4 of Planning Permission 03/00588/COU to Allow Customers Take Away of Food and/or Drinks Between the Hours of 1700 and 2200 Hours Including Sundays and Bank Holidays
 Applicant : Mr Elash Ali

- 1 Change of use to allow for the provision of take away food and drink, as proposed, would not be compatible with the industrial use of Imperial Park Estate, contrary to its designated allocation as employment land as set out in Policy EB1. It may also lead to pressure to allow further applications at alternative sites with the potential for loss of existing employment units.

Application No : 07/00622/FUL Decision : **Application Permitted**
 Location : 8 The Approach Rayleigh
 Proposal : Construct Rear Conservatory
 Applicant : Mr And Mrs Singleton



INVESTORS IN PEOPLE

Application No : 07/00625/FUL Decision : **Refuse Planning
Permission**
Location : New Hall Sutton Road Rochford
Proposal : Retrospective Application for the Retention of Outbuilding
not Built in Accordance with Approved Scheme
06/00586/FUL
Applicant : Mr And Mrs R. Rout

- 1 The alterations to the fabric of the building and the external alterations including its appearance and materials used are considered to be harmful to the character and integrity of this curtilage listed building which in turn materially affects the setting, relationship and integrity of the main listed building on the plot.
- 2 The application is deficient in detail in respect of the extent and nature of the alterations to the fabric of the building and in the absence of this information it is considered that the alterations have a detrimental impact upon the integrity of this curtilage listed building.

Application No : 07/00626/FUL Decision : **Application Permitted**
Location : Spa Public House 60 Southend Road Hockley
Proposal : External Fabric Awning Supported on Steel Frame to
Provide External Covered Seating. Disabled Ramp and
Fence to this External Area.
Applicant : Orchid Pub Operations Ltd

Application No : 07/00627/LBC Decision : **Refuse Listed Building
Consent**
Location : New Hall Sutton Road Rochford
Proposal : Retrospective Application for the Retention of Outbuilding
not Built in Accordance with Approved Scheme
06/00587/LBC
Applicant : Mr And Mrs R. Rout

- 1 The alterations to the fabric of the building and the external alterations including its appearance and materials used are considered to be harmful to the character and integrity of this curtilage listed building which in turn materially affects the relationship, setting and integrity of the main listed building on the plot.
- 2 The application is deficient in detail in respect of the extent and nature of the alterations to the fabric of the building and in the absence of this information it is considered that the alterations have a detrimental impact upon the integrity of this curtilage listed building.



INVESTORS IN PEOPLE

Application No : 07/00630/FUL Decision : **Application Permitted**
Location : 5 Crouch Avenue Hullbridge
Proposal : Single Storey Side/Rear Extension
Applicant : Mr And Mrs Swinge

Application No : 07/00631/FUL Decision : **Application Permitted**
Location : 18 Kings Road Rayleigh
Proposal : Conversion of Bungalow into Two Storey House Including
Two Storey Rear Addition and Single Storey Side Addition
and Vehicular Access to Site.
Applicant : Mr And Mrs B Martorana

Application No : 07/00632/FUL Decision : **Application Permitted**
Location : 60 Lower Lambricks Rayleigh
Proposal : Rear Conservatory
Applicant : Mr And Mrs Lampard

Application No : 07/00633/FUL Decision : **Application Permitted**
Location : 7 High Mead Hawkwell
Proposal : Single Storey Pitched Roof Rear Extension
Applicant : Mr And Mrs Jones

Application No : 07/00634/FUL Decision : **Application Permitted**
Location : 7 Chestnut Path Canewdon Rochford
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Thompson

Application No : 07/00628/FUL Decision : **Application Permitted**
Location : 134 Main Road Hawkwell
Proposal : Single Storey Rear and Side Extension
Applicant : David Wilson

Application No : 07/00637/ADV Decision : **Refuse Advertisement
Consent**
Location : 88 Bull Lane Rayleigh
Proposal : Erect Free Standing Shop Signboard Externally Illuminated
Applicant : Mr Mohan Paramanandan



INVESTORS IN PEOPLE

- 1 The proposed sign by virtue of its size and prominent location aside road junctions and a pedestrian crossing would be detrimental to the character and amenities of the residential area. If permitted, in addition to the existing signage at the premises it would result in visual clutter and be contrary to Policies SAT9 and SAT11 of the Replacement Local Plan.

Application No : 07/00638/FUL Decision : **Application Permitted**
Location : 21 Down Hall Road Rayleigh
Proposal : Ground Floor Rear and Side Extension and First Floor Pitched Roofed Side Extension to Extend Shop and Store and Provide Independent Access to Upper Floor Flat. Provide Parking in Rear Garden Accessed Over Adjoining Right of Way.
Applicant : Deva Kanthiah

Application No : 07/00629/FUL Decision : **Application Permitted**
Location : 27 Broadlands Avenue Hockley
Proposal : Hip to Gable Roof Extension to Create Rooms In Roofspace With Double Pitched Roofed Dormer to Front and Flat Roofed Dormer to Rear. Construct Single Storey Rear Extension
Applicant : Mr Paul Coe

Application No : 07/00660/COU Decision : **Application Withdrawn**
Location : 24A Eastwood Road Rayleigh
Proposal : Change Of Use to Light Industrial to Commercial Use
Applicant : Mr D Gibbons



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