

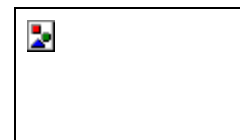
PLANNING DECISIONS DECEMBER 2007

Application No : 07/00572/FUL Decision : **Application Permitted**
Location : Rozel Barling Road Barling Magna
Proposal : Single Storey Side and Rear Extension
Applicant : Mrs Nancy Varty

Application No : 07/00708/FUL Decision : **Refuse Planning
Permission**
Location : 145 Ferry Road Hullbridge
Proposal : Demolish Existing Buildings at 145 and 147 Ferry Road and
Construct 2 No. Three Storey Buildings Containing 3 No.
One Bedroomed and 21 No. Two Bedroomed Flats With
Access and Parking Area.
Applicant : Mr C Cantor

- 1 The density of the development proposed would result in a building disproportionate in size to those adjoining the site and with an intensification in use detrimental to the amenity of adjoining occupiers by way of dominance of the building and concentrated traffic movements allied to the number of households that would result on the site. The proposal would represent an overdevelopment of the site resulting in buildings of height and bulk failing to relate well to the domestic scale and architectural detailing of adjoining development and would if allowed prove detrimental to the appearance of the street scene.

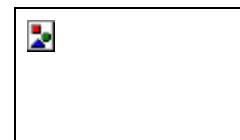
- 2 The proposed car parking area would be sited in close proximity to dwellings fronting Elm Grove and backing onto the site and the activities arising from the movement of the number of vehicles and households arising from the development would have effects in contrast to the relative quiet and seclusion currently enjoyed. The resulting intensity in activity would be sufficient to cause unreasonable harm to the amenity currently enjoyed by those residents backing onto the site and contrary to part (i) to Policy HP 11 to the Council's adopted Local Plan (2006).



- 3 The layout of the development would provide habitable room windows giving rise to unreasonable overlooking conditions over the rear garden area of No. 149 Ferry Road immediately to the north of the site to the detriment of the expectations that occupiers of that dwelling ought reasonably expect to enjoy and contrary to part (iv) to Policy HP 11 and Part (viii) to Policy HP 6 to the Council's adopted Local Plan (2006).
- 4 The proposal as submitted has insufficient allocated parking which in this case should equate to 35 car parking spaces and therefore extra vehicles would be displaced onto the highway network, to the detriment of highway safety.
- 5 As far as can be determined from the submitted plans the applicant does not appear to control sufficient land to provide the required traffic visibility splays. The lack of such visibility would result in unacceptable hazard to all road users to the detriment of highway safety.
- 6 The proposal and the details accompanying the application fail to make provision for affordable housing contrary to the advice contained at paragraph 29 to Planning Policy Statement 3 Housing (2006) and Policy HP 8 to the Rochford District Replacement Local Plan (2006). If allowed the development of the site as proposed would see the loss of an opportunity to provide affordable housing and the effective use of land in accord with national and local Planning Policy.
- 7 Insufficient capacity exists in the form of local secondary school places to support the needs of future occupiers of the development proposed. The development would lead to an anticipated two further secondary school places being necessary for which no provision is estimated to exist. No offer of a contribution to mitigate this impact has been made by the applicant.

Application No : 07/00830/FUL Decision : **Application Permitted**
 Location : 186 Hockley Road Rayleigh
 Proposal : Insertion of Rooflight on East and West Elevations. Non
 Compliance with Condition 3 of 05/00468/FUL
 Applicant : Mr S Long

Application No : 07/00857/FUL Decision : **Refuse Planning
 Permission**
 Location : Land Between Donville And Torwood Kingsway Hullbridge
 Proposal : Construct Three Bedroomed Detached Bungalow With
 Integral Garage and Vehicular Crossing
 Applicant : Mr And Mrs Harper Ward



- 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. 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.

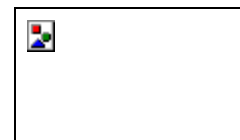
The proposal is not located within an area identified for infilling in the Council's Adopted Local Plan (2006). If allowed the development would increase the urbanisation of this plotland area by the further piecemeal erosion of a relatively undeveloped area, causing loss of openness and loss of the open and undeveloped character of this part of the Metropolitan Green Belt.

Application No : 07/00863/FUL Decision : **Application Permitted**
Location : Land Rear Of 181 To 341 Little Wakering Road Great Wakering
Proposal : Erection of Stable Complex Comprising Pitched Roof Building Comprising 12 no. Stables and 2 no. Storage Rooms and Exercise Manege to Provide D.I.Y Livery.
Applicant : Miss S Keable

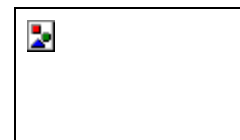
Application No : 07/00871/FUL Decision : **Application Permitted**
Location : Parking Area Rear Of 189A - 189F High Street Great Wakering
Proposal : Erect Timber Outbuilding
Applicant : Mr L Barker

Application No : 07/00887/FUL Decision : **Refuse Planning Permission**
Location : Land Adjacent To 43 Ashingdon Road Hawkwell
Proposal : Construct Development of 14 Houses and Building of 10 Two Bedroomed Flats With Access Off Ironwell Lane
Applicant : David Wilson Homes Ltd

- 1 The proposal and the details accompanying the application fail to make provision for affordable housing contrary to the advice contained at paragraph 29 to Planning Policy Statement 3 Housing (2006) and Policy HP8 to the Rochford District Replacement Local Plan (2006). If allowed the development of the site as proposed would see the loss of an opportunity to provide affordable housing and the effective use of land in accord with national and local planning policy.



- 2 The proposal and the accompanying application particulars identify the presence of a Bat roost in the adjoining building No. 43 Ashingdon Road. The proposed development by way of the removal of trees and vegetation proposed would be likely to result in the loss of foraging habitat for Bats but more importantly the loss of a corridor to connect wider foraging habitat to the Bat Roost. Furthermore, lighting likely to be associated with this development is likely to affect the behaviour of roosting bats, leading to loss of habitat and or isolation of the roost such that it may be abandoned by Bats. As such the proposal and based upon the information provided in the application particulars, would result in a negative impact on Bat conservation status contrary to policy NR9 to the Rochford District Replacement Local plan (2006).
- 3 The proposal would result in the loss of trees the subject of Tree Preservation Order 14/07 and furthermore substantial development workings within the root protection areas of retained trees. The supporting mitigation accompanying the application and particulars would provide limited present and future amenity to the proposed development. As such the development would result in the loss of visual amenity from existing preserved and retained trees that would prove detrimental to the character and appearance of the locality and viability of preserved trees contrary to Policy NR3 of the Rochford District Replacement Local Plan (2006).
- 4 The proposed flats to plots 1-8, 9 and 15 by way of their layout and siting would give rise to loss of privacy and overlooking in too close a proximity to the adjoining dwellings and the rear sitting out areas of those adjoining dwellings neighbouring the site, in particular numbers 43 and 45 Ashingdon Road and 18 and 19 Barbara Close. If allowed the proposal would result in a loss of privacy to the detriment of the amenity that ought reasonably be expected to be enjoyed by those residents.
- 5 The proposal would result in an overdevelopment of the site failing to provide sufficient private amenity space for the flats proposed to Plots 1-8. If allowed the development would provide insufficient private amenity space for sitting out, limited open storage, drying and limited recreation for the future occupiers of those flats detrimental to the expectations those future occupiers ought reasonably expect to enjoy.



- 6 The layout shows a type 5 shared surface road. All parking on this type of road should be within the curtilage of each dwelling. The layout shows parking and garage courts sited away from dwellings, which may well lead to residents not using the parking courts and parking their vehicles outside their front doors. This will lead to pedestrians being obstructed and having to walk on the other side of the carriageway. If a number of vehicles are parked then there may be no safe refuge for pedestrians until they have passed all the vehicles leading to conditions of danger for all road users but particularly pedestrians to the detriment of highway safety.
- 7 The number of parking spaces provided for the 2 bedroomed apartments is inadequate and may lead to additional parking on the shared driveway to the detriment of pedestrian safety.
- 8 The garage/parking court for plots 17 - 21 will be difficult to use and may lead to vehicles reversing to the turning head, creating conflict with pedestrians accessing plots 15 - 20 to the detriment of highway safety.

Application No : 07/00888/FUL

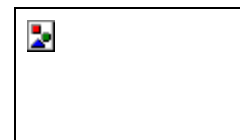
Decision : **Refuse Planning
Permission**

Location : Land Rear Of Merryfields Lark Hill Road Canewdon

Proposal : Erect 3 No. Pitched Roofed Buildings to Provide 3 No. Stables and 2 No. Haystores

Applicant : Mrs Campen

- 1 The applicant does not own or control any land adjoining the site and as such the proposal would further divide the landscape into smaller compartments of ownership and horse related uses detrimental to the open character of the landscape contrary to part vii to Policy LT14 of the Rochford District Replacement Local Plan (2006) .
- 2 The extent of storage accommodation in this particular case would result in a size and scale of development detrimental to the appearance of the open and undeveloped part of the landscape in conflict with Local Plan polices R1 and LT1 of the Rochford District Replacement Local Plan (2006).
- 3 The applicant does not appear to control land at the junction of the access road with Lark Hill in order to provide a suitable visibility splay for the speed of vehicles at this location. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety. Policy 1 Highway Access (P1) of Appendix G, Development Control policies of the Essex Local Transport Plan 2006/2011 and in conflict with part iii to Policy LT14 of the Rochford District Replacement Local Plan (2006).



- 4 The proposal is not considered to be sustainable. The location of the proposal will mean that all journeys to and from the site will be car borne. Policy 4 sustainability (P4) of Appendix G, Development Control Policies of the Essex Local Transport Plan 2006/2011 seeks to reduce the reliance on the use of the private car and road haulage to encourage alternative means of transport. It also seeks to reduce the need for travel and reduce the number of car journeys. The location of the site with relation to the applicants residence means that there are no alternatives to the use of the car and therefore additional car journeys will be undertaken.

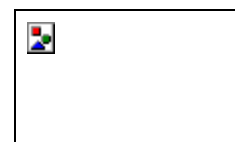
Application No : 07/00889/FUL Decision : **Refuse Planning Permission**
Location : 289 Ferry Road Hullbridge
Proposal : Demolish Existing Building and Construct Part Two Storey, Part Three Storey Building to Provide 17 No. Flats With Access and Parking to Front.
Applicant : Mr Roger Huntley

- 1 The proposal and the details accompanying the application fail to make provision for affordable housing contrary to the advice contained at paragraph 29 to Planning Policy Statement 3 Housing (2006) and Policy HP8 to the Rochford District Replacement Local Plan (2006). If allowed the development of the site as proposed would see the loss of an opportunity to provide affordable housing and the effective use of land in accord with national and local Planning Policy.

Application No : 07/00893/FUL Decision : **Application Permitted**
Location : 25 Queens Road Rayleigh
Proposal : First Floor Side Extension
Applicant : Mr And Mrs Missing

Application No : 07/00895/COU Decision : **Refuse Planning Permission (COU)**
Location : 100 Ferry Road Hullbridge
Proposal : Change Of Use From A1 (Retail) to A5 (Take Away)
Applicant : Mrs Brenda Redman

- 1 The site, being a local neighbourhood shop, and given its close proximity to residential properties, is likely to result in evening and late night noise, disturbance as well as emission of food smells, detrimental to the amenities of the adjoining residential areas contrary to Policy SAT6 of the Rochford District Replacement Local Plan.



- 2 The application is not supported with evidence showing that the unit has been vacant for at least 12 months nor that it has been unsuccessfully marketed for a minimum of 12 months prior to the date of this application. In the absence of this information it is considered that the loss of this retail unit is likely to materially affect the retail form and function of the local neighbourhood shopping in Hullbridge.

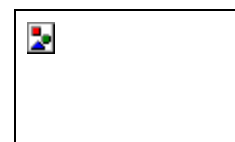
Application No : 07/00897/FUL Decision : **Application Permitted**
Location : 178 Main Road Hawkwell
Proposal : Construct Vehicular Access
Applicant : Mrs Victoria Walker

Application No : 07/00907/FUL Decision : **Application Permitted**
Location : 29 Brook Road Rayleigh
Proposal : Two Storey Pitched Roofed Building Incorporating Mezzanine
Applicant : Ms Kim Snelling

Application No : 07/00908/FUL Decision : **Application Permitted**
Location : 1 Rosslyn Close Hockley
Proposal : Pitch Roofed First Floor Side Extension and Single Storey Pitched Roofed Front Extension
Applicant : Mr And Mrs Pritchard

Application No : 07/00922/FUL Decision : **Application Permitted**
Location : 149 Southend Road Rochford
Proposal : Erect a 1.9 Metre Wooden Closeboarded Fence with Concrete Posts and Gravel Boards to Front and Side Boundary.
Applicant : Mr Raymond Rouch

Application No : 07/00926/FUL Decision : **Refuse Planning Permission**
Location : Rivernook Kingsmans Farm Road Hullbridge
Proposal : First Floor Pitched Roofed Side Extension
Applicant : Mr Mark Cook



- 1 The proposed extension would result in lack of isolation from the boundary at first floor level and present a cramped appearance which would be detrimental to the visual amenities of the area and the setting of the building. The extension would also have an overbearing visual impact on the adjoining property to the west and be detrimental to residential amenity contrary to Local Plan Policy HP6. In addition it would set an undesirable precedent and result in a terraced appearance should a similar extension be permitted at the property to the west.

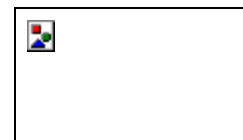
Application No : 07/00928/FUL Decision : **Application Permitted**
Location : 8 Arnolds Way Ashingdon
Proposal : Single Storey Pitched Roofed Extension to Rear of Existing
Garage
Applicant : Mr And Mrs S Cook

Application No : 07/00929/FUL Decision : **Application Permitted**
Location : 26 Dorset Gardens Rochford
Proposal : Part Single Storey, Part Two Storey Pitched Roofed Side
Extension
Applicant : Mr J Chin-a-Loy

Application No : 07/00935/FUL Decision : **Application Permitted**
Location : 19 Oak Road Rochford
Proposal : Part Single Storey, Part First Floor Side Extension, Extend
Existing Rear Dormer
Applicant : Mr And Mrs Rosen

Application No : 07/00936/FUL Decision : **Refuse Planning
Permission**
Location : Lyndhurst Lyndhurst Road Ashingdon
Proposal : Replacement Conservatory
Applicant : Mr And Mrs K. Crawcour

- 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. 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.



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.

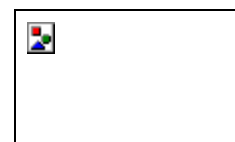
Application No : 07/00937/FUL Decision : **Application Permitted**
Location : 18 The Chase Rayleigh
Proposal : Single Storey Side and Rear Extension
Applicant : Mr & Mrs James

Application No : 07/00938/FUL Decision : **Application Permitted**
Location : 200 Hockley Road Rayleigh
Proposal : Roof Alterations including Raising Ridge Height Forming
New Pitched Roof and Gable Ends with Fronts and Rear
Dormers. Insertion of Side Windows at Ground Floor Level.
Applicant : Mrs Smart

Application No : 07/00939/FUL Decision : **Application Permitted**
Location : 155 New Road Great Wakering
Proposal : Part Two Storey Part Single Storey Side Extension
Incorporating Garage and New Vehicular Access
Applicant : Mr Barry Bush

Application No : 07/00940/FUL Decision : **Application Permitted**
Location : 69 Queen Elizabeth Chase Rochford
Proposal : Single Storey Front and Side Extension. Rear Extension.
Change Entrance Door to Front Elevation and form Small
Pitch Roof Element over Existing Front Window
Applicant : Mr James Kelly And Mrs Angela Savage

Application No : 07/00942/FUL Decision : **Application Permitted**
Location : 23 Avondale Road Rayleigh
Proposal : Two Storey Rear/Side Extension and Single Storey Side
Extension to Form Garage (Demolish Existing Detached
Garage) And Add Porch
Applicant : Mr And Mrs A Campbell



Application No : 07/00943/FUL Decision : **Application Permitted**
Location : 399 Little Wakering Road Barling Magna
Proposal : First Floor Pitched Roofed Extension to Provide New Staff
Training Room
Applicant : Health and Home Ltd

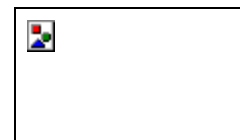
Application No : 07/00944/FUL Decision : **Application Permitted**
Location : The Cottage Cupids Chase Great Wakering
Proposal : Single Storey Flat Roofed Side/Rear Extension
Applicant : Mr And Mrs C Shiret

Application No : 07/00947/FUL Decision : **Application Permitted**
Location : 51 Leamington Road Hockley
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mr And Mrs Jacobs

Application No : 07/00948/OUT Decision : **Application Withdrawn**
Location : 58 Victoria Avenue Rayleigh
Proposal : Demolish Existing Dwelling and Construct 4 No. Semi
Detached Houses to Front and Terrace of 5 No. Houses to
Rear With Access and Parking.
Applicant : Hilliard Homes Ltd

Application No : 07/00949/FUL Decision : **Application Permitted**
Location : 164 Rawreth Lane Rayleigh
Proposal : Demolish Existing Rear Extension and Construct New
Single Storey Flat Roofed Rear Extension. Hip to Gable
Roof Extension to Create Rooms in Roofspace With
Rooflights to Front and Flat Roofed Dormer to Rear
Applicant : Mr Barrie Bowdler

Application No : 07/00950/COU Decision : **Grant Planning
Permission (COU)**
Location : 90 Ferry Road Hullbridge Hockley
Proposal : Subdivide and Change Use of Part of Shop to Create
Separate Room for Use for Craft Classes and Meetings
Applicant : Mrs Dinah Edwards



Application No : 07/00951/FUL Decision : **Application Permitted**
Location : Cresta Hillview Road Rayleigh
Proposal : Demolish Existing Garage and Erect Two Storey Side and Front Extension. Extension to Roof Including Rear Dormer to Create 4 Bed Chalet Style Dwelling with Integral Garage
Applicant : Mr R Lamude

Application No : 07/00952/FUL Decision : **Application Permitted**
Location : Chandos Service Station Greensward Lane Ashingdon
Proposal : Installation of Freestanding A.T.M. Cash Machine
Applicant : NCR Ltd

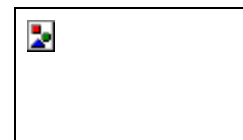
Application No : 07/00954/FUL Decision : **Refuse Planning Permission**
Location : 9 Weir Gardens Rayleigh
Proposal : Hip to Gable Roof Extension to Form Rooms in Roofspace With Flat Roofed Front and Rear Dormers. Construct Rear Conservatory
Applicant : Mr And Mrs White

- 1 The proposed rear conservatory extension, by reason of its excessive depth and position close to the boundary with the adjoining neighbour, would be an intrusive and unneighbourly addition, out of scale and character with neighbouring properties, as well as having a serious and adverse effect on the amenities enjoyed by the occupants of the neighbouring property causing loss of light and outlook.

Application No : 07/00955/FUL Decision : **Application Permitted**
Location : 25 Woodstock Crescent Hockley
Proposal : Construct Two Storey Pitched Roofed Side Extension
Applicant : Hymas Developments Ltd

Application No : 07/00956/FUL Decision : **Application Permitted**
Location : 158 Grove Road Rayleigh
Proposal : Replace Existing Flat Roof Over Rear Extension with Pitched Roof
Applicant : Mr Ian Chinnery

Application No : 07/00957/FUL Decision : **Application Permitted**
Location : 4 Gregory Close Hawkwell
Proposal : Single Storey Side Extension with Pitched Roof
Applicant : Mr And Mrs Henman



Application No : 07/00958/FUL Decision : **Refuse Planning Permission**
Location : 96 Downhall Park Way Rayleigh
Proposal : Construct First Floor Pitched Roofed Side Extension and Convert Integral Garage to Habitable Room.
Applicant : Mr And Mrs A Smart

- 1 The projection of the roof extension would form a horizontal angle greater than 45 degrees with the nearest habitable rear window of No.94 Downhall Park Way and it is considered it would thereby have an overbearing impact on this neighbouring dwelling to the detriment of the level of amenity currently enjoyed by the occupiers thereof.

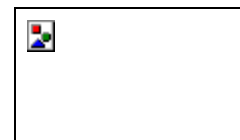
Application No : 07/00960/FUL Decision : **Application Permitted**
Location : 22 Poplars Avenue Hawkwell
Proposal : Rear Conservatory
Applicant : P T Bird

Application No : 07/00961/FUL Decision : **Refuse Planning Permission**
Location : 15 Broadlands Avenue Hockley
Proposal : Roof Alterations Including Changing Hipped Roof to Gable End. Flat Roof Rear Dormer Pitched Roof Front Dormers. First Floor Side Window facing no.11
Applicant : Mr And Mrs And Ms Teare

- 1 The proposed flat roofed rear dormer, by reason of its depth, bulk, design and appearance, would be an intrusive alteration out of scale, character and form with this and neighbouring dwellings and contrary to policy HP6 of the Councils Replacement local Plan.

Application No : 07/00964/FUL Decision : **Application Permitted**
Location : 7 Harrison Gardens Hullbridge
Proposal : Construct Rear Conservatory
Applicant : Mr & Mrs Lescott

Application No : 07/00965/FUL Decision : **Application Permitted**
Location : 27 Osborne Avenue Hockley
Proposal : Two Storey Pitched Roofed Side and Rear Extension to Form Granny Annexe and Single Storey Flat Roofed Rear Extension
Applicant : Mrs Sargent



Application No : 07/00966/FUL Decision : **Application Permitted**
Location : 14 Hillside Road Eastwood Leigh-on-Sea
Proposal : Two Storey Side and Single Storey Rear Extension
Applicant : Miss K O'Connor

Application No : 07/00967/FUL Decision : **Application Permitted**
Location : 41 Victor Gardens Hawkwell
Proposal : Rear Conservatory
Applicant : Mr C J Elliot

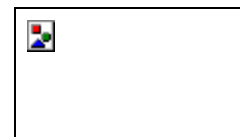
Application No : 07/00968/COU Decision : **Grant Planning
Permission (COU)**
Location : Lovedowns Farm Lower Road Hockley
Proposal : Change of Use to B1 from Agricultural Storage
Applicant : Eagle Scaffolding Contracts Ltd

Application No : 07/00969/ADV Decision : **Refuse Planning
Permission**
Location : Swallow Aquatics London Road Rayleigh
Proposal : Six 'V' Board Signs 1.505m High Located on Verge
Applicant : Swallow Aquatics

- 1 The placing of such signage either side of the access would compromise visibility. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of general highway safety. The proposal would therefore be contrary to Policy 1.1. of Appendix G of the Local Transport Plan 2006 / 2011.

- 2 The proposal by way of the size and number of the signs proposed would result in a proliferation of advertisement material to the site frontage adding to the visual clutter of signage on the site to the detriment of the visual amenity of the relatively open and undeveloped views of the wider landscape and green belt generally.

Application No : 07/00970/FUL Decision : **Application Permitted**
Location : 2 The Courts Rayleigh
Proposal : Demolish Existing Garage and Erect Single Storey Side and Rear Extension Incorporating Garage
Applicant : Mr D Jeffery



Application No : 07/00971/ADV Decision : **Grant Advertisement Consent**
Location : Lords Golf And Country Club Hullbridge Road Rayleigh
Proposal : Two Externally Illuminated Signs Mounted on Entrance Walls. Existing Free Standing Signage to be Removed
Applicant : Lords Golf And Country Club

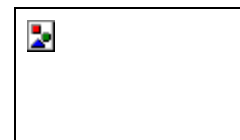
Application No : 07/00972/FUL Decision : **Application Permitted**
Location : 69 High Road Hockley
Proposal : Construct Detached Double Garage
Applicant : Mr D. Knight

Application No : 07/00973/COU Decision : **Grant Planning Permission (COU)**
Location : 35 Eastwood Road Rayleigh
Proposal : Change Of Use From Shop to Estate Agents Office
Applicant : Mr Darren Diggins

Application No : 07/00974/FUL Decision : **Application Permitted**
Location : 23 Hockley Rise Hawkwell
Proposal : Reform Roof (Hip to Gable and Raise Ridge Height) to Provide Rooms in Roof With Front and Rear Dormers, Two Storey Front Extension, Front Porch, Rear Conservatory and External Cladding to Property.
Applicant : Mr David Burch

Application No : 07/00975/FUL Decision : **Application Permitted**
Location : 33 Rectory Road Hawkwell
Proposal : Revised Application to Construct Side Addition and Side/Rear Addition. Raise Roof and Form New Roof Over Incorporating Rooms in Roofspace With 3 No Pitched Roofed Front Dormers, Rooflights and Balcony to Rear and Revised Window Details to Form Chalet With Annexe, Install Bay Windows to Front
Applicant : Mr P Beddow

Application No : 07/00979/FUL Decision : **Application Permitted**
Location : 89 Crouch Avenue Hullbridge
Proposal : Demolish Existing Dwelling and Construct 2 No. Detached Four Bedroomed Houses With Integral Garages and Vehicular Accesses
Applicant : Kemark Homes Ltd (Mr Mark Hale)



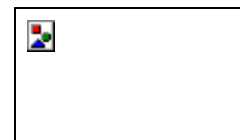
Application No : 07/00981/FUL Decision : **Application Permitted**
Location : 149 The Chase Rayleigh
Proposal : Part Single Part Two Storey Side and Rear Extension
Applicant : Mr K S Decourt

Application No : 07/00982/FUL Decision : **Application Permitted**
Location : 31 Eastcheap Rayleigh
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Davis

Application No : 07/00983/FUL Decision : **Application Permitted**
Location : 9 Evelyn Road Hockley
Proposal : Erect Attached Garage and Carport. Demolish Existing
Rear Conservatory and Erect Single Storey Rear Extension
and Single Storey Front Extension.
Applicant : Mr D Gray

Application No : 07/00984/FUL Decision : **Refuse Planning
Permission**
Location : 19 Maine Crescent Rayleigh
Proposal : Convert Existing House Into 2 No. Two Bedroomed Flats
With External Stair and Construct Single Storey Garden
Flat in Rear Garden With Parking and Amenity Areas.
Applicant : Mr Russell Gonsal

- 1 The proposal by way of the construction of the proposed detached garden flat building would result in an unacceptable backland development with a poor relationship to the existing development pattern contrary to part (ii) to Policy HP14 to the Rochford District Replacement Local Plan (2006) and overdevelopment of the site lacking sufficient side isolation space and private garden area to the detriment of the amenity future occupiers of the garden flat ought reasonably expect to enjoy contrary to parts (v) and (ix) to Policy HP6 to the Rochford District Replacement Local Plan (2006).
- 2 The proposal would fail to provide satisfactory off street parking which in this case requires the provision of 4 car parking spaces within the applicants control. If allowed the proposal would result in increased pressure on the existing on-street car parking spaces which are already under stress to the detriment of the free flow of traffic and visual amenity more generally.
- 3 The introduction of the external staircase to the rear elevation of the dwelling amongst other family dwellings will be out of character and unsightly detracting from the amenities of the area.



Application No : 07/00987/FUL Decision : **Application Permitted**
Location : 4 Poplar Road Rayleigh
Proposal : Rear Conservatory
Applicant : A And J Rice

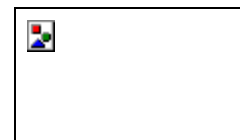
Application No : 07/00988/FUL Decision : **Application Permitted**
Location : 75 High Street Rayleigh
Proposal : New Shopfront Including Retractable Awning
Applicant : Costa Limited

Application No : 07/00990/ADV Decision : **Grant Advertisement
Consent**
Location : 75 High Street Rayleigh
Proposal : Externally Illuminated Fascia Sign Externally Illuminated
Hanging Sign
Applicant : Costa Limited

Application No : 07/00992/LBC Decision : **Refuse Listed Building
Consent**
Location : Gusted Hall Gusted Hall Lane Rochford
Proposal : Two Storey Side Extension. Demolish Part of Existing
Conservatory
Applicant : B Lewington

- 1 The proposal by reason of the design and not being centred on the gable end of the property would be detrimental to the character and appearance of this statutory listed building. Furthermore, it does not preserve or enhance the character of the building.

Application No : 07/00995/FUL Decision : **Refuse Planning
Permission**
Location : 24 High Road Rayleigh Essex
Proposal : Demolish Existing Dwelling and Construct Three Storey
Building Comprising 9 no. Two Bedroomed Flats with
Access and Parking Areas and Amenity Areas
Applicant : Silver City Estates Ltd

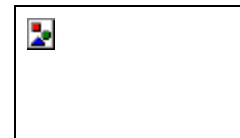


- 1 The proposal by reason of its size, scale and design (being three storey) would be an intrusive overdevelopment, out of scale and character with the prevailing pattern of residential development in the locality and thereby resulting in a visually intrusive and overbearing form of development on this prominent corner site. Furthermore, the overdevelopment results in inadequate usable private amenity space for the residents of the flats and creates an unattractive car parking area hard up to the building uncharacteristic of the area which comprises predominately family dwellings.
- 2 The proposal makes insufficient provision for off street car parking at the site and given this shortfall it would be likely to lead to residents of and visitors to the development parking on the highway network. Parked vehicles would be to the detriment of other road users and may cause highway and pedestrian safety issues.
- 3 The application is not accompanied by an Arboricultural Assessment report compiled in accordance with the requirements of BS 5837. In the absence of this information it is considered that the proposed development may have an adverse impact upon the health and vitality of the significant preserved trees on the site.

Application No : 07/00996/FUL Decision : **Application Permitted**
 Location : 164 Hockley Road Rayleigh
 Proposal : Revised Application for Rear Extension Including New Roof Over Entire Rear of Property, Window and Door to Side Elevation, Detached Garage to Front, Pitched Roofed Front Dormer and Pitched Roofed Conservatory to Rear.
 Applicant : Mr And Mrs M Fuller

Application No : 07/00997/FUL Decision : **Application Permitted**
 Location : 151 Daws Heath Road Rayleigh
 Proposal : Demolish Existing Dwelling and Construct 1 no. Four Bedroomed House with Detached Garage and Three no. Four/Five Bedroomed Houses with Rooms in the Roofspace with Integral Garages, New Vehicular Crossovers and Parking and Amenity Areas.
 Applicant : Trinity View Homes Ltd.

Application No : 07/00999/FUL Decision : **Application Permitted**
 Location : 36 Hullbridge Road Rayleigh
 Proposal : Extend to Convert Existing Chalet into 2 No. One Bedroomed Flats and 2 No. Two Bedroomed Flats and Erect New Building Containing 2 No. Two Bedroomed Flats and One Two Storey Maisonette With Car Parking and New Accesses from Mortimer Road and Hullbridge Road.
 Applicant : Mr And Mrs C Yeoman



Application No : 07/01000/FUL Decision : **Application Permitted**
Location : 1 Rosslyn Road Hockley
Proposal : Construct Pitched Roofed Detached Garage and Extend Existing Vehicular Crossover
Applicant : Mr Archer

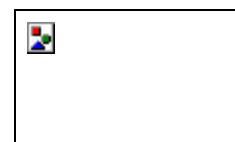
Application No : 07/01001/FUL Decision : **Application Permitted**
Location : 52 Greensward Lane Hockley
Proposal : Demolish Existing Dwelling and Construct Detached Five Bedroomed House With Rooms in the Roofspace Featuring Dormer Windows and With Integral Garage and Rear Conservatory.
Applicant : Keymark Homes Ltd (Mr Mark Hale)

Application No : 07/01002/FUL Decision : **Application Permitted**
Location : 53 Langdon Road Rayleigh
Proposal : Ground Floor Side and Rear Extension, Construct New Roof Over Entire Property Including Raising the Ridge Height, Inserting Front Dormer Windows and Windows to Side and Rear Elevations
Applicant : Mr B Wakeling

Application No : 07/01003/FUL Decision : **Refuse Planning Permission**
Location : 49 Willow Walk Hockley
Proposal : Ground Floor Side and Rear Extension. Extend Roof Over and Form Rooms in the Roofspace With Pitched Roofed Front and Flat Roofed Rear Dormers.
Applicant : Mr Anthony Gibb

- 1 The proposal by way of the overall extent of the enlargements proposed to this semi detached bungalow including the re-roofing of the dwelling rearwards over a deeper span and the provision of a flat roofed area at the original ridge line would detract from the character and form of this pair of dwellings, resulting in an overdevelopment of the prominent corner site detrimental to the appearance of the dwelling and the street scene.

Application No : 07/01005/FUL Decision : **Application Permitted**
Location : Fremfins Bullwood Hall Lane Hockley
Proposal : Flat Roofed Rear Dormer
Applicant : Mr Davies



Application No : 07/01006/FUL Decision : **Refuse Planning Permission**
Location : 27 Hambro Hill Rayleigh
Proposal : Construct New Vehicle Crossover. Hip to Gable Roof Extension to Enlarge Rooms in Roof With Extended Flat Roofed Front and Rear Dormers.
Applicant : Mr T Delf

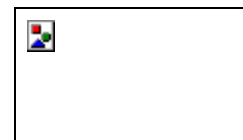
- 1 There is an inadequate separation between the proposed first floor developments and the plot boundary shared with 27A Hambro Hill. The Supplementary Planning Document 2 Section 6.2d of the Rochford District Replacement Local Plan states that side extensions shall be located a minimum of 1metre from the plot boundaries at first floor level to prevent the coalescence of adjacent properties. If permitted the proposal would erode the space about the building and 27A to the detriment of the character and appearance of the street scene.

Application No : 07/01007/COU Decision : **Refuse Planning Permission (COU)**
Location : Golf Driving Range Adjacent 33A Aldermans Hill Hockley
Proposal : Continued Use of Part of Building as Gynasium and Physiotherapy Treatment Room with Ancillary Golf Shop
Applicant : Mr And Mrs Harrold

- 1 The proposal by way of the proposed physiotherapy and gymnasium uses would resulted in the increased intensification of uses on the site, giving rise to increased traffic movements and further intensification in the use of the site to the detriment of the amenity that ought reasonably be expected to be enjoyed by residents backing onto and in close proximity to the site.

Application No : 07/01008/FUL Decision : **Application Permitted**
Location : 24 Victoria Drive Great Wakering Southend-On-Sea
Proposal : Construct Single Storey Pitched Roofed Front Extension and Single Storey Sloped Roofed Rear Extension.
Applicant : Mr Welham

Application No : 07/01011/FUL Decision : **Application Permitted**
Location : 14 The Westerings Hawkwell Hockley
Proposal : Demolish Existing Conservatory and Erect New Rear Conservatory
Applicant : Mr And Mrs Gore



Application No : 07/01017/FUL Decision : **Refuse Planning Permission**
Location : 4 Oxford Road Rochford
Proposal : Hip to Gable Roof Extension to Create Rooms in the Roof
Incorporating 2 No. Pitched Roofed Front Dormers and Part
First Floor Part Two Storey Flat Roofed Rear Extension
Applicant : Mr Neil Johnson

- 1 The proposal by way of the change from the existing hip to gable and the introduction of a large part two-storey rear extension would be excessive and dominant. If permitted it would be to the detriment of the character and appearance of these semi detached properties, to the street scene and residential amenity.

Application No : 07/01018/FUL Decision : **Application Permitted**
Location : Bullwood Hall Prison Bullwood Hall Lane Hockley
Proposal : Provision of New Pitched Roof Over Existing Flat Roofed
Areas of Prison Building
Applicant : Ministry Of Justice

Application No : 07/01019/FUL Decision : **Application Permitted**
Location : 22 Hockley Rise Hawkwell
Proposal : Single Storey Front and Rear Extensions
Applicant : Mr And Mrs Murray

Application No : 07/01020/FUL Decision : **Application Permitted**
Location : 5 Abbey Road Hullbridge
Proposal : Two Storey Side Extension to Kitchen and Bedrooms
including Storage and Utility Rooms on Ground Floor and
Construct Pitched Roof to Existing Ground Floor Rear
Extension
Applicant : Mr Webb

