

PLANNING DECISIONS FEBRUARY 2008

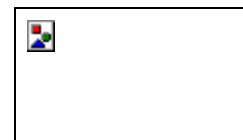
Application No : 07/00953/FUL Decision : **Application Permitted**
Location : 146 High Street Rayleigh
Proposal : Replace Existing Timber Windows with White Coloured
PVC-U Windows
Applicant : Salvation Army Trustee Company

Application No : 07/01027/FUL Decision : **Application Permitted**
Location : Treetops Hillview Road Rayleigh
Proposal : Demolish Existing Dwelling and Construct Three Detached
Part Two Storey Part Three Storey Houses with Integral
Garages and Vehicular Access from Hillview Road
Applicant : Bermac Properties Plc

Application No : 07/01036/FUL Decision : **Application Permitted**
Location : 25 And 26 Eldon Way Hockley
Proposal : Provide Replacement Roofing and New Windows. Provide
New High Level Metal Cladding to Gables.
Applicant : Mr Roger Hamblin

Application No : 07/01038/FUL Decision : **Application Permitted**
Location : 195 Greensward Lane Ashingdon
Proposal : Construct Two Pitched Roofed Buildings to Form Boarding
and Breeding Cattery. Convert Existing Garage to Store.
Applicant : Mrs J Hall And Mr S Maynard

Application No : 07/01039/FUL Decision : **Application Permitted**
Location : Land Rear 264 - 268 Main Road Hawkwell
Proposal : Subdivide Plots and Construct Detached Bungalow with
Detached Double Garage. Form Access Drive Between
no.s 264 and 258 Main Road
Applicant : Mr And Mrs Mann



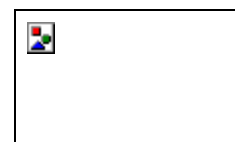
Application No : 07/01049/OUT Decision : **Refuse Outline
Planning Permission**

Location : Land Rear Of 44 The Chase Rayleigh
Proposal : Subdivide Plot and Construct One Two Bedroomed
Bungalow with Access from Warwick Road
Applicant : Mr David Jones

- 1 The development is considered to be a cramped form of development with the building sited 1m from the rear boundary and the garden provided as a narrow strip to the side out of character with the more spacious prevailing pattern of development in the area. If permitted it would have a poor relationship with 42 The Chase and by reason of its position, size and fenestration likely to give rise to significant detrimental impacts to residential amenity enjoyed by the occupiers thereof.

Application No : 07/01050/FUL Decision : **Application Permitted**
Location : Site Of 42 And 44 Down Hall Road Rayleigh
Proposal : Retrospective Application to Demolish Existing Dwellings
and Construct Two Semi-Detached Chalets
Applicant : Mr Folkes And Mr Knight

Application No : 07/01056/FUL Decision : **Application Permitted**
Location : London Southend Airport Co Ltd Southend Airport Rochford
Proposal : Application to Vary Condition 14 Attached to the Existing
Planning Permission to Erect a Replacement Air Terminal
with New Intergrated Rail Station, Visitor Centre, Access
Road and Associated Car Park (97/00526/OUT)
This Application Seeks Approval for The Following Revised
Condition:
"Construction of the replacement terminal, new rail station,
associated car parks and access roads shall be completed
in accordance with the approved plans, unless otherwise
agreed in writing by the Local Planning Authority. The
replacement terminal building shall not be brought into use
before the new rail station, associated car parks and
access roads have been completed, thereafter the
replacement terminal building shall not be used
independently from the rail station, without the prior written
consent of the Local Planning Authority"
Applicant : London Southend Airport Co. Ltd (LSACL)



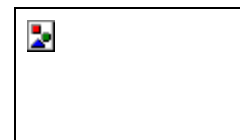
Application No : 07/01057/FUL Decision : **Application Permitted**
Location : Paddocks Fambridge Road South Fambridge
Proposal : Construct Building to Provide 7 No. Stables, Tack Room
and Hay Store
Applicant : Ms K Pawsey

Application No : 07/01058/FUL Decision : **Application Permitted**
Location : Dome Caravan Park Lower Road Hockley
Proposal : Demolish Semi Derelict Barn and Revise Parking and
Layout Arrangement to Provide Four Additional Mobile
Homes.
Applicant : Mr H Baker

Application No : 07/01065/FUL Decision : **Application Permitted**
Location : 6 Eastern Road Rayleigh
Proposal : Demolish Existing Detached Garage and Erect Part Two
Storey Part Single Storey Front, Side and Rear Extension.
Applicant : Mrs S Thomas

Application No : 07/01068/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent Maple Lodge Queen Annes Grove
Hullbridge
Proposal : Construct Three Bedroomed Bungalow
Applicant : Mr Colin Sanders

- 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. Within the Green Belt, as defined in this policy, 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 R2 and R5 of the Local Plan), for purposes other than agriculture, mineral extraction of 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 development of 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 construction of new dwellings in the Green Belt. The development would constitute inappropriate development. The site is not allocated for infilling within any Local Plan Policy and the comparison to neighbouring development together with the need for housing do not represent very special circumstances to override the additional harm by way of the piecemeal urbanisation of the area and the loss of openness to this part of the Metropolitan Green Belt.

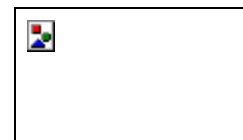
Application No : 07/01074/COU Decision : **Grant Planning Permission (COU)**
Location : 75 High Street Rayleigh
Proposal : Change Of Use to a Mixed Use as A1/A3 Coffee Shop
Applicant : Costa Coffee

Application No : 07/01078/FUL Decision : **Application Permitted**
Location : 43 Purleigh Road Rayleigh
Proposal : Create Rooms in Roofspace Incorporating Flat Roofed Front and Rear Dormers.
Applicant : Miss S. Chittick

Application No : 07/01080/FUL Decision : **Application Permitted**
Location : Millview Trender Avenue Rayleigh
Proposal : Single Storey Pitched Roofed Rear Extension and Provide Pitched Roof to Existing Flat Roofed Area
Applicant : Mr I. Blackwell And Miss R. Watson

Application No : 07/01084/FUL Decision : **Refuse Planning Permission**
Location : 138 Eastwood Road Rayleigh
Proposal : Form First Floor Pitched Roofed Extension to Front/Side and Convert Dwelling to Provide 2 no. Two Bedroomed Flats with Parking to Front
Applicant : Mrs Teresa Gonsal

- 1 The proposed first floor kitchen and living room at the rear of the property would result in the potential for overlooking of the neighbouring properties, in particular 136 Eastwood Road and this would have a serious and adverse effect on the amenities enjoyed by the occupants of that property contrary to Policy HP16 of the Replacement Local Plan.



Application No : 07/01085/FUL Decision : **Application Permitted**
Location : 7 Elm Drive Rayleigh
Proposal : Demolish Part of Garage and Construct Single Storey Flat
Roofed Extension. Install Rooflights to Side Elevation of
Dwelling Roof and Roof of Existing and Proposed
Extensions.
Applicant : Mr Leonard Bird

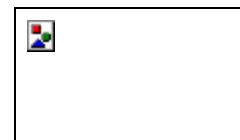
Application No : 07/01087/FUL Decision : **Application Permitted**
Location : 42 Southend Road Hockley
Proposal : Remove Existing Conservatory and Construct Two Storey
Pitched Roofed Rear Extension
Applicant : Mr And Mrs Harding

Application No : 07/01091/FUL Decision : **Application Permitted**
Location : 14 Osborne Avenue Hockley
Proposal : Construct Single Storey Side and Rear Extension
Applicant : Mr Newitt

Application No : 07/01092/FUL Decision : **Application Permitted**
Location : 6 Woodside Chase Hawkwell
Proposal : Single Storey Side Extension and Front Porch
Applicant : Ms V Port

Application No : 07/01095/FUL Decision : **Application Permitted**
Location : 133 Greensward Lane Hockley
Proposal : Demolish Existing Garage and Construct New Garage,
Construct Conservatory to Side and Create Rooms in
Roofspace With Pitched Roofed Front and Side Dormers
and Front/Rear Rooflights.
Applicant : Mr M Adams

Application No : 07/01099/FUL Decision : **Application Permitted**
Location : 176 Victoria Avenue Rayleigh
Proposal : First Floor Front Extension and New First Floor Obscure
Glazed Side Window Facing no. 178 Victoria Avenue
Applicant : Mr Stephen Hobbs



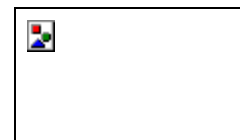
Application No : 07/01102/FUL Decision : **Application Permitted**
Location : 15 Millview Meadows Rochford
Proposal : Extend Garage to Front and Rear and Convert to Habitable
Accommodation With Extension to Create First Floor
Accommodation.
Applicant : Mr And Mrs M Davis

Application No : 07/01103/COU Decision : **Application Permitted**
Location : 56 West Street Rochford
Proposal : Change Of Use From Offices to Use as Single Dwelling
Applicant : Mr R Plummer

Application No : 07/01107/FUL Decision : **Application Permitted**
Location : 27 Rayleigh Avenue Eastwood
Proposal : Extensions to Existing Bungalow to Create 3 - Bed Two
Storey House
Applicant : Mr And Mrs Lehmann

Application No : 07/01108/ADV Decision : **Refuse Advertisement
Consent**
Location : Boleyn House Roche Close Rochford
Proposal : Provide Non-Illuminated Directional Sign 2.05m High and
0.8m Wide Adjacent No.21 North Street and One Non-
Illuminated Directional Sign 0.8m High and 0.8m Wide
Mounted to Wall Adjacent No.41 North Street
Applicant : Somerfield Stores

- 1 The proposed signage is considered to be substantial in size and of a design and in materials unsympathetic to the Rochford Conservation Area contrary to Policies SAT 9 and SAT 10 to the Rochford District Replacement Local plan (2006). If allowed the proposed signage would prove visually detrimental to the character and appearance of the Rochford Conservation Area.
- 2 The proposed sign 'B' would by way of its close siting and appearance to the flank return to No. 21 North Street would prove detrimental to the setting of this Grade II Listed Building.



Application No : 07/01109/FUL Decision : **Refuse Planning Permission**
Location : 12 Cagefield Cottages Stambridge Road Stambridge
Proposal : Convert Extended Dwelling Into 2 Self Contained Flats and Form New Vehicular Access.
Applicant : Mr G Moody

- 1 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 site parking within the bus lay by and/or verge/footway fronting the site, causing obstruction to other road users to the detriment of general highway safety.
- 2 The proposed first floor kitchen would result in the potential for overlooking of the adjoining property and would have a serious and adverse effect on the amenities enjoyed by the occupants of that property contrary to policy HP6 of the Replacement Local Plan.

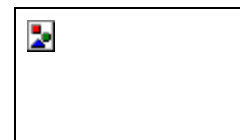
Application No : 07/01111/FUL Decision : **Application Permitted**
Location : 3 Tyms Way Rayleigh
Proposal : Erect Detached Double Garage
Applicant : Mr S Harness

Application No : 07/01116/FUL Decision : **Application Withdrawn**
Location : 11 Brook Road Rayleigh
Proposal : Pitched Roofed Rear Extension to Existing Building to Provide Warehouse
Applicant : Thames Estuary Plastics Ltd

Application No : 07/01118/FUL Decision : **Application Permitted**
Location : Bullwood Hall Prison Bullwood Hall Lane Hockley
Proposal : Provide 1.8 Metre Diameter Satellite Dish on 'A' Block Roof
Applicant : Mr Andy Wheeler

Application No : 07/01119/FUL Decision : **Application Permitted**
Location : Rivendell Hambro Hill Rayleigh
Proposal : Construct Two Storey Pitched Roofed Side Extension and Rear Conservatory.
Applicant : Mr John Hayden

Application No : 07/01120/FUL Decision : **Application Permitted**
Location : 156 - 158 High Street Rayleigh
Proposal : Retrospective Application to Retain Ramp and Balustrade to Front Entrance
Applicant : Mr C Ball



Application No : 07/01121/FUL Decision : **Application Permitted**
Location : Land Adjacent 122 Rectory Road Hawkwell
Proposal : Subdivide Plot and Construct One Detached House With
Integral Garage With Parking and Turning Area for No.122
Rectory Road and House Proposed.
Applicant : Mr S Page

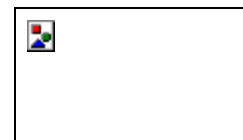
Application No : 07/01123/FUL Decision : **Application Permitted**
Location : 104 Downhall Park Way Rayleigh
Proposal : Single Storey Sloped Roofed Rear Extension and First
Floor Pitched Roofed Side Extension.
Applicant : Mr And Mrs S Davey

Application No : 07/01124/LBC Decision : **Application Withdrawn**
Location : 40 - 42 High Street Rayleigh
Proposal : Replace Existing UPVC Windows with Wooden Windows
Applicant : Mr Ashley Atkinson

Application No : 07/01126/LBC Decision : **Application Permitted**
Location : 176 London Road Rayleigh Essex
Proposal : Remove First Floor Flat Roofed Addition and Part of
Ground Addition and Construct Two Storey Pitched Roofed
Extension.
Applicant : Mr And Mrs Cook

Application No : 07/01130/FUL Decision : **Refuse Planning
Permission**
Location : Lords Golf And Country Club Hullbridge Road Rayleigh
Proposal : Pitched Roofed Greenkeepers Building to Provide Store,
Workshop, Repair Shop With Office and Staff Room in Part
of Roofspace on Land Opposite Lubbards Farm.
Applicant : Mr Derek Govey

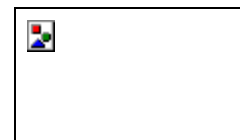
- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan. Within the Green Belt, as defined in this policy, planning permission will not be given, except in very special 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 R2 and R5 of the Local Plan).



The proposal would provide a new building in the form of a green keepers workshop, store, office and staff room. The evidence submitted demonstrating the inadequacy of the existing provision to meet the needs of the maintenance of the facilities on the site fails to justify the floorspace proposed and the overall size of the building given the long standing use of the site and the ability of the existing green keepers facilities to meet the needs to support the maintenance and upkeep of the site. As such the development proposed would be inappropriate development within the Green Belt and would introduce a new building where none previously existed causing a loss of openness and piecemeal development of the Green Belt and adding to the ribbon of development adjoining the site fronting onto Hullbridge Road to the detriment of the character and appearance of the visual amenity afforded to the area.

- 2 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. Within the Green Belt, as defined in this policy, 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 R2 and R5 of the Local Plan).
- 3 The proposal would provide a new building in the form of a green keepers workshop, store, office and staff room. The evidence submitted demonstrating the inadequacy of the existing provision to meet the needs of the maintenance of the facilities on the site fails to justify the floorspace proposed and the overall size of the building given the long standing use of the site and the ability of the existing green keepers facilities to meet the needs to support the maintenance and upkeep of the site. As such the development proposed would be inappropriate development within the Green Belt and would introduce a new building where none previously existed causing a loss of openness and piecemeal development of the Green Belt and adding to the ribbon of development adjoining the site fronting onto Hullbridge Road to the detriment of the character and appearance of the visual amenity afforded to the area.

Application No : 08/00001/FUL Decision : **Application Permitted**
Location : 61A Spa Road Hockley
Proposal : Two Storey Pitched Roof Side Extension and First Floor Pitched Roofed Rear Extensions and Internal Alterations to Form First Floor Self Contained Flat with Car Port. Install New Shopfront and Front Access Door; Remove Existing Pitched Roof to Rear of Ground Floor and Replace Partly with Pitched Roof with Gable to Rear and Partly Flat Roof.
Applicant : Mr T Kemal



Application No : 08/00002/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 27 To 31 Broadlands Road Hockley
Proposal : Construct Three Bedroomed Detached House With
Attached Double Garage and Access from Greensward
Lane
Applicant : Mr And Mrs B. Mead

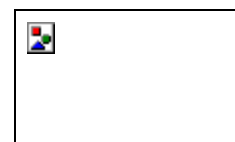
- 1 There is a lack of adequate visibility onto the adjoining highway (Greensward Lane) to the west of the site access which it is proposed to use due to the curvature of the highway. Such a lack of visibility is likely to be detrimental to highway safety and be contrary to Policy 1.1 (Safety) Appendix G: Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.

Application No : 08/00006/FUL Decision : **Application Permitted**
Location : 12 Creek View Avenue Hullbridge
Proposal : Demolish Existing Dwelling and Construct 2 No. Four
Bedroomed Detached Houses With Integral Garages and
Juliet Balconies to Rear.
Applicant : Ms S Page

Application No : 08/00007/FUL Decision : **Application Permitted**
Location : 21 Burnham Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct One Pair of Semi
Detached Houses With Integral Garages and New
Vehicular Access (Amended Proposal)
Applicant : Mr S Cottrell

Application No : 08/00008/FUL Decision : **Refuse Planning
Permission**
Location : 23 Barbara Close Rochford
Proposal : Roof Alterations Including Hipped Roof to Gable End Wall
and First Floor Flat Roofed Rear Extension
Applicant : Mr And Mrs Ruffy

- 1 The proposed flat roofed first floor rear extension by reason of its size, design and appearance projecting beyond the pitched roof of the dwelling and extending up of the flank wall would be an intrusive addition out of scale and character with the existing semi detached dwelling. Furthermore the resultant appearance would be detrimental to the street scene and to the residential amenity of the adjoining neighbours in Roche Avenue and Barbara Close.



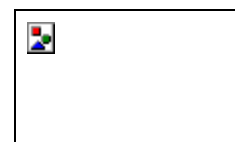
Application No : 08/00018/REM Decision : **Application Permitted**
Location : 58 Victoria Avenue Rayleigh
Proposal : Details of Two Detached Four Bedroomed Houses to Front
with Two Detached Three Bedroomed Bungalows at Rear
and Access Road Pursuant to Outline Permission Granted
Under Application Ref: 04/00999/OUT
Applicant : Mr Ronald Hilliard

Application No : 08/00022/COU Decision : **Refuse Planning
Permission (COU)**
Location : 2 - 4 Aldermans Hill Hockley
Proposal : Change of Use from Petrol Station/Car Sales to Car/Van
Hire
Applicant : Ryan Plant Hire Ltd

- 1 The proposal due to the number, size, location of the vehicles displayed for hire, as well as the company advertisements on these vehicles on this visually prominent site is considered to be visually intrusive and harmful to the character and amenity of this residential area. The changes/clarifications within the submission are insufficient to overcome the harm outlined by the previous refusal.
- 2 The siting and movement of large commercial vehicles close to the common boundary with No. 6 Aldermans Hill is likely to result in a material loss of amenity to the occupiers/users of this plot/property due to noise and disturbance and visual intrusion.

Application No : 08/00024/FUL Decision : **Refuse Planning
Permission**
Location : 101 Rayleigh Avenue Eastwood
Proposal : Raise Ridge Height with New Roof to Create Rooms in
Roof. Rooflights to Front and Rear. French Doors with
Juliette Balcony to North Elevation at First Floor Level.
Applicant : Mr J And Mrs T Wilkinson

- 1 The proposal would result in the provision of living accommodation at first floor level on the boundary with the adjoining property to the south and would present a cramped appearance which would be out of character with other dwellings in the vicinity. The proposed alterations could result in the coalescence of the properties and a terracing effect which would be detrimental to the visual amenities of the area and the street scene generally contrary to Policy HP6 of the Replacement Local Plan.



Application No : 08/00027/FUL Decision : **Application Permitted**
Location : 51 Lingfield Drive Rochford
Proposal : Roof Alterations Incorporating Hipped Roof to Gable End.
Rear Dormer with Juliette Balcony. Rooflights to Front
Elevation
Applicant : R Stephenson

Application No : 08/00044/COU Decision : **Application Permitted**
Location : 100 Ferry Road Hullbridge
Proposal : Change Use From Shop to Use Class A2 Financial and
Professional Services Provide New Shop Front and Access
Ramp.
Applicant : Mr Melvyn Field

