

## **PLANNING DECISIONS February 2009**

The following applications have been determined by the Head of Planning And Transportation under delegated powers.

Application No : 08/00708/FUL      Decision : **Application Permitted**  
Location : 88 Bull Lane Rayleigh  
Proposal : Loft Conversion with Front and Rear Dormers  
Applicant : Mr Mohan Paramanandam

Application No : 08/00838/FUL      Decision : **Application Permitted**  
Location : 2 New Road Great Wakering  
Proposal : Construction of new 1.2m Entrance Gate and 1.4m Gate Posts.  
Applicant : Chelmsford Diocesan Board Of Finance

Application No : 08/00881/FUL      Decision : **Application Permitted**  
Location : 3 Station Avenue Rayleigh  
Proposal : Construct Part Two Storey and Part Single Storey Pitched Roofed Rear Extensions and Convert Resultant Building into 1 No. One Bedroomed and 1 No. Two Bedroomed Flats.  
Applicant : Mr Perry Carter

Application No : 08/00897/FUL      Decision : **Refuse Planning Permission**  
Location : 106 Little Wakering Road Great Wakering Southend-on-Sea  
Proposal : Outbuilding for the Storage of Equipment Used for the Upkeep and Maintenance of Land  
Applicant : Mr Arthur Baldwin



- 1 The Rochford District Local Plan 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 dwellings, 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 on this 0.85ha site. Furthermore, the refurbishment and alterations to the building has resulted in a higher structure than the original building on the site, consequently reducing the openness of the green belt.

Application No : 08/00906/FUL                      Decision : **Application Permitted**  
Location : 14 North Street Rochford  
Proposal : Demolish Outbuilding and Construct 3 No. Two Bedroomed Terraced Houses, Construct Two Storey Detached Building Comprising 2 No. One Bedroomed Flats, Convert First Floor of Existing Building Into 1 No. One Bedroomed and 2 No. Two Bedroomed Flats, Retain Public House to Ground Floor and Access Drive, Parking and Amenity Areas.  
Applicant : Mr J Suttling

Application No : 08/00907/LBC                      Decision : **Application Permitted**  
Location : 14 North Street Rochford  
Proposal : Demolish Outbuilding and Construct 3 No. Terraced Houses, Building Comprising 2 No. Flats and Works to Existing Building to Provide 3 No. Flats to First Floor and Retention of Public House to Ground Floor. Provide Access Drive and Amenity Areas.  
Applicant : Mr J Suttling

Application No : 08/00911/FUL                      Decision : **Application Permitted**  
Location : 73 Down Hall Road Rayleigh  
Proposal : Construct Pitched Roof to First Floor Flat Roofed Areas  
Applicant : Mr I Cross



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Application No : 08/00913/FUL      Decision : **Refuse Planning  
Permission**  
Location : 367 - 369 Little Wakering Road Great Wakering  
Proposal : Three Storey Front Extension, Single Storey Rear  
Extension and Internal Alterations  
Applicant : Hanningfield Estates LLP

- 1      The development by way of the revised layout of the car parking area within the site provides insufficient on-site parking and would result in the displacement of vehicles onto the highway network giving rise to on-street parking in the adjoining road, resulting in congestion and loss of visual amenity to the street scene. Moreover the proposed layout of the parking spaces shown would by way of their alignment and position be difficult or impossible to use.
- 2      The submitted proposal does not contain sufficient information to demonstrate how the proposal impacts on the highway network. In the absence of such information the Local Planning Authority is not able to assess whether the proposal would have an adverse impact on highway safety and efficiency.
- 3      The development by way of the design, mass and bulk of the resultant building, particularly the height and width of the front extension is considered to be an over dominant feature that would have an unbalancing effect upon the appearance of the host building and would be detrimental to the character of the surrounding residential area.

Application No : 08/00914/FUL      Decision : **Application Permitted**  
Location : Britton Court Finchfield Rayleigh  
Proposal : Provision of Two Lead Clad Bay Windows, Removal of Existing Entrance Canopy and Provision of New Duo Pitch Canopy and Rendering of Stairwell Walls  
Applicant : Rochford Housing Association

Application No : 08/00916/COU      Decision : **Refuse Planning  
Permission (COU)**  
Location : 223 Greensward Lane Ashingdon Hockley  
Proposal : Demolish Workshop to Rear and Construct New Pitched Roofed Extension to Building and Refurbish and Change Use from Car Breakers to New Use to Provide Three Starter Business Units.  
Applicant : Qube Developments Ltd



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- 1 The previous use of the site as a car breakers and associated works may have caused, or have potential to cause, contamination of controlled waters. Furthermore the, disturbance of polluted land can severely increase its polluting potential as contaminants may be washed onto other land or into surface and ground water. The Local Planning Authority is unable to consider the matter of contamination or any remediation required because the application has not been supported by an assessment that identifies previous uses and potential contaminants that might reasonably be expected given those uses. Such an assessment must illustrate all the potential contaminant sources, pathways and receptors in order to fully assess the risk posed to the site. The proposal would therefore be contrary to Policy PN 2 to the Rochford District Local Plan (2006) in that the Local Planning Authority are unable to conclude that the proposal would not give rise to significant harm or risk of significant harm to health or the environment or cause pollution of controlled waters to safeguard future occupiers of the site or occupiers neighbouring the site.

Application No : 08/00917/FUL                      Decision : **Refuse Planning Permission**

Location : 21 Chestnut Close Hockley  
Proposal : Form Gable End to Roof and Construct Double Pitched Roofed Front Dormer and Flat Roofed Rear Dormer and Form Rooms in the Roofspace.  
Applicant : Mrs L Boulter

- 1 The proposed front dormer by reason of its size, bulk and position would result in an intrusive addition out of character and scale with the existing dwelling. Furthermore the resultant appearance would be detrimental to the street scene contrary to Policy HP6 of the Council Replacement Local Plan (2006).

Application No : 08/00921/FUL                      Decision : **Refuse Planning Permission**

Location : 17 East Street Rochford  
Proposal : Erect Pergola in Front Garden  
Applicant : Mr Stephen Cox

- 1 The proposal by virtue of its size, design and siting is considered to detract from rather than enhance or preserve the character and appearance of the Rochford District Conservation Area contrary to parts (i), (ii) and (iii) of Policy BC1 of the Rochford District Replacement Local Plan.

The proposal by virtue of its size, design and siting, over dominates the previously open space to the front of the listed building to the detriment of the setting of the listed building.



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Application No : 08/00933/FUL      Decision : **Refuse Planning Permission**

Location : The Willows Hooley Drive Rayleigh  
Proposal : Construct New Pitched Roof over Bungalow  
Applicant : Mr Oliver

- 1      The development by virtue of raising the roof of the main and rear roofs is considered to result in a material increase in the overall height of the dwellinghouse and adds further additional volume, mass and scale to an already extended property, which is considered to be inappropriate and harmful to the openness and character of the Metropolitan Green Belt contrary to Policy R1 part (ii) and Policy R5 parts (ii) being an excessive rather than a reasonable extension to the existing dwelling such that the character of the countryside is harmed and (iii) of the Rochford District Replacement Local Plan 2006. Furthermore, the proposal would create potential habitable floorspace at first floor contrary to Policy R5(i).

Application No : 08/00934/FUL      Decision : **Application Permitted**  
Location : Rochford Railway Station West Street Rochford  
Proposal : Replace Antennas to Mast Top and Relocate Existing Dish, Provide Two Equipment Cabins and Enclose Equipment within 1.8 High Close Boarded Fence Compound to Allow Existing Mast to Operate 2G and 3G Operating Systems  
Applicant : Vodafone

Application No : 08/00936/FUL      Decision : **Application Permitted**  
Location : 19 Sutton Road Rochford  
Proposal : Single Storey Flat Roofed Rear Extension  
Applicant : Mr Mike Henson

Application No : 08/00937/FUL      Decision : **Application Permitted**  
Location : 36 Helena Road Rayleigh  
Proposal : Roof Alterations including Changing Hipped Roof to Gable End. Insert Pitched Roof Front Dormers and Flat Roofed Rear Dormer. Single Storey Extension with Part Pitched Roof and Part Flat Roof, Infill under Front Canopy with Single Storey Extension. Erect Detached Outbuilding in Rear Garden.  
Applicant : Mr And Mrs B Howard



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Application No : 08/00938/FUL      Decision : **Application Permitted**  
Location : Scout Hall Adjacent 11 Love Lane Rayleigh  
Proposal : Construct Replacement Scout Building Including First Floor  
Room Within the Roof Space  
Applicant : Mr Dave Sharples

Application No : 08/00943/FUL      Decision : **Refuse Planning  
Permission**  
Location : Land Adjacent Rosedale Gladstone Gardens Rayleigh  
Proposal : Subdivide Plot and Construct One Detached Four  
Bedroomed House With Detached Garage.  
Applicant : Mrs Karen Playle

- 1      The proposal by virtue of its orientation, design and scale, being a full two-storey property, would be out of scale and character with the prevailing pattern of development within Gladstone Gardens and would have a dominant and overbearing relationship to/with the adjacent plots/properties that abut the site contrary to Policy HP6 of the Rochford District Replacement Local Plan (2006).

Application No : 08/00947/FUL      Decision : **Application Permitted**  
Location : 96 Rectory Avenue Rochford  
Proposal : Two Storey Pitched Roofed Side Extension and First Floor  
Pitched Roofed Front Extension  
Applicant : Mr And Mrs Kent

Application No : 08/00948/FUL      Decision : **Application Permitted**  
Location : 40 Woodlands Road Hockley  
Proposal : Construct Two Storey Rear Extension  
Applicant : Mr Birkumshaw

Application No : 08/00951/FUL      Decision : **Application Permitted**  
Location : 22 Albert Close Rayleigh  
Proposal : Single Storey Pitched Roofed Side Extension and  
Conservatory to Rear  
Applicant : Mr Kelvin Watson

Application No : 08/00953/FUL      Decision : **Application Permitted**  
Location : 143 Eastwood Road Rayleigh  
Proposal : Create Additional Vehicular Crossover.  
Applicant : Mr Paul Birrell



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Application No : 08/00958/FUL      Decision : **Application Permitted**  
Location : 7A Eldon Way Industrial Estate Eldon Way Hockley  
Proposal : Construct External Fire Escape Stair to First Floor.  
Applicant : Mrs Janet Snelling

Application No : 08/00960/FUL      Decision : **Application Permitted**  
Location : Mordaunt Cottage Rayleigh Downs Road Rayleigh  
Proposal : Single Storey Pitched Roofed Extension  
Applicant : Mr And Mrs M Beattie

Application No : 08/00961/FUL      Decision : **Application Permitted**  
Location : 38 Kestrel Grove Rayleigh  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr Richard Colvill

Application No : 08/00962/FUL      Decision : **Application Permitted**  
Location : The Hawthorns 2 Nore Road Eastwood  
Proposal : Demolition of Existing Garage and Erection of a Two Storey  
Front Extension, Including Insertion of a New First Floor  
Window to Side of Existing House.  
Applicant : Ms Sharon Elcock & Mr Paul Wood

