

**PLANNING DECISIONS – January 2009**

Application No : 08/00485/FUL      Decision : **Application Permitted**  
Location : 1 Beauchamps Cottages Shopland Road Sutton  
Proposal : First Floor Side Extension  
Applicant : Mr Richard Wiggins

Application No : 08/00776/FUL      Decision : **Application Permitted**  
Location : 109 Lower Road Hullbridge  
Proposal : Widen Existing Vehicular Crossover  
Applicant : Mr William Piper

Application No : 08/00795/OUT      Decision : **Refuse Outline  
Planning Permission**  
Location : Site Of 9 And 11 Bull Lane Rayleigh  
Proposal : Demolish Existing Bungalows and Construct Two Storey  
Building Comprising 11 No. Two Bedroomed and 3 No.  
One Bedroomed Flats With Access Onto Highfield Crescent  
and Parking and Amenity Areas.  
Applicant : Sandhurst New Homes Ltd.

- 1 The proposed building is considered to be out of scale and an over-development of the site at a density considerably higher than the neighbouring residential area. This would result in a form of development, bulk and massing to the frontage, particularly of Highfield Crescent, incompatible with the prevailing modest domestic scale such that it would be out of character and harmful to the amenity of the area contrary to HP11 (iii) of the Replacement Local Plan.
- 2 The layout of the development is dominated at the rear by the car parking area which extends close to the site boundaries. Two further spaces, Nos. 13 and 14, are poorly located at the site frontage such that they will be awkward to use and visually unattractive resulting in a cramped form of development contrary to HP11 (iv) of the Replacement Local Plan.
- 3 There is an under-provision and fragmentation of on site amenity space reducing its functionality. This results in a cramped form of development contrary to HP11 (iv) of the Replacement Local Plan.



Application No : 08/00831/FUL      Decision : **Application Permitted**  
Location : 4 Clarks Cottages Rawreth Lane Rawreth  
Proposal : Two Storey Pitched Roofed Side Extension  
Applicant : Mr And Mrs Kelly

Application No : 08/00834/FUL      Decision : **Refuse Planning  
Permission**  
Location : 247 London Road Rayleigh  
Proposal : Demolish Existing Building and Construct Two Storey  
Building Comprising 50 Bedroomed Residential Care Home  
with Access, Parking and Amenity Areas.  
Applicant : A. D. C. Ltd

- 1      The proposal by way of the overall design is considered to be unacceptable and not sympathetically designed to the Traditional Essex vernacular as demonstrated within the Essex Design Guide. The overall bulk of the development and the large expanse of flat roof is considered excessive and not in character with the surrounding area. The scheme is considered to result in a poor design viewed from both the principal aspects onto London Road and Louis Drive West to the detriment of the appearance of the street scene. If allowed the development would result in a scheme of undesirable appearance in a prominent location, to the detriment of the visual amenity, character and appearance of the established street scene and contrary to Policy HP6 part viii to x of the Rochford District Replacement Local Plan (2006).
- 2      The proposal by way of an allocated parking space for the development on the driveway of no. 131 Louis Drive West is considered unacceptable. If allowed this arrangement would result in there being no accessible parking for the property at no. 131 Louis Drive West contrary to Policy TP8 of the Rochford District Replacement Local Plan (2006).

Application No : 08/00839/FUL      Decision : **Refuse Planning  
Permission**  
Location : 50 Bramfield Road East Rayleigh  
Proposal : Construct Two Storey Pitched Roofed Front Extension and  
Conservatory to Rear  
Applicant : Mr Stephen Winn



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- 1 The proposed development, 3.65 metres forward of the principal elevation, would be visually intrusive to the appearance of the row of four pairs of detached dwellings, that have a clearly identifiable and balanced stepped relationship with each other, to the detriment of the occupiers of the neighbouring properties and the appearance of the streetscene.

Application No : 08/00847/FUL                      Decision : **Refuse Planning Permission**

Location : 400 Ashingdon Road Ashingdon  
Proposal : Demolish Existing Garage Subdivide Plot and Construct One 2 Bedroomed Detached House with Integral Garage with Revised Vehicular Access  
Applicant : Mr R Culff

- 1 The proposal would, if allowed, represent an overdevelopment of the site having insufficient overall site frontage resulting in a development which would have a cramped appearance, detrimental to the appearance of the street scene contrary to part (ix) of Policy HP6 of the Rochford District Replacement Plan (2006).
- 2 The proposed development results in insufficient space within the site to enable a vehicle to turn and approach the highway in forward gear resulting in a development that would lead to vehicles backing out onto or from the highway and into the flow of traffic on Ashingdon Road, detrimental to highway safety and contrary to Policy 1.1 (Safety) Appendix G: Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.

Application No : 08/00853/FUL                      Decision : **Refuse Planning Permission**

Location : 4 Crouch Meadow Hullbridge  
Proposal : Raise and Construct New Roof Incorporating Rooms in the Roofspace Featuring Pitched Roofed Front and Rear Dormers, Gable Ends and Balcony at Rear.  
Applicant : Mr M Child

- 1 The proposal to create an enlarged, elongated roof form with two gable ends on the Northern and Southern elevations of the property would result in an unacceptable relationship with neighbouring properties giving rise to a cramped appearance and increased coalescence of the properties to the detriment of the appearance of the street scene. In respect of the Southern boundary the proposal would be contrary to part ix of Policy HP6.
- 2 The proposed balcony would result in an unacceptable level of overlooking leading to loss of privacy to the occupiers of No. 3 Crouch Meadow, contrary to part viii of Policy HP6.



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Application No : 08/00856/FUL      Decision : **Refuse Planning Permission**  
Location : 17 High Street Great Woking  
Proposal : Construct Conservatory to Side and Make Internal Alterations. Single Storey Sloped Roofed Rear Extension. New Window to First Floor at Rear.  
Applicant : Mr Vivian Jones

- 1 The development by way of the design, elongated width and square footprint resulting in the low roof form of the extension, would be detrimental to the character and appearance of this statutory listed building. Furthermore, it does not preserve or enhance the character or appearance of the Great Woking Conservation Area.

Application No : 08/00857/LBC      Decision : **Refuse Listed Building Consent**  
Location : 17 High Street Great Woking  
Proposal : Construct Conservatory to Side and Make Internal Alterations. Single Storey Sloped Roofed Rear Extension. New Window to First Floor at Rear.  
Applicant : Mr Vivian Jones

- 1 The development by way of the design, elongated width and square footprint resulting in the low roof form of the extension, would be detrimental to the character and appearance of this statutory listed building. Furthermore, it does not preserve or enhance the character or appearance of the Great Woking Conservation Area.

Application No : 08/00859/FUL      Decision : **Application Permitted**  
Location : 1 Mariners Court Great Woking  
Proposal : Construct Two Storey Pitched Roofed Rear Extension  
Applicant : Mr Peter South

Application No : 08/00861/FUL      Decision : **Application Permitted**  
Location : 64 Victoria Avenue Rayleigh  
Proposal : Construct Single Storey Rear Extension With Lantern Rooflight  
Applicant : Mr Riley

Application No : 08/00868/FUL      Decision : **Application Withdrawn**  
Location : 16 Windermere Avenue Hullbridge  
Proposal : First Floor Pitched Roofed Rear Extension and Two Storey Pitched Roofed Side Extension and Canopy to Front.  
Applicant : Mr Stephen Bray



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Application No : 08/00873/FUL      Decision : **Application Permitted**  
Location : 3 Read Close Hawkwell  
Proposal : Construct Conservatory to Rear.  
Applicant : Mr Barry Auty

Application No : 08/00874/FUL      Decision : **Application Permitted**  
Location : 29 Parklands Rochford  
Proposal : Form Rooms in Roofspace Incorporating Flat Roofed Front  
and Rear Dormers and First Floor Window to Side.  
Applicant : Mr Terry Priest

Application No : 08/00875/FUL      Decision : **Application Permitted**  
Location : 19 Church Road Barling Magna  
Proposal : Revised Application For Two Storey Side Extension and  
Subdivide Plot to Form End of Terrace 3 Bedroom Dwelling  
House With Off Street Parking to Front.  
Applicant : Mrs S Legon

Application No : 08/00876/FUL      Decision : **Application Permitted**  
Location : 84 Broad Walk Hockley  
Proposal : Construct Conservatory to Rear  
Applicant : Mr & Mrs Roberts

Application No : 08/00877/FUL      Decision : **Application Permitted**  
Location : 59 Pollards Close Rochford  
Proposal : Single Storey Flat Roofed Rear Extension and Conversion  
of Part of Garage to Habitable Room  
Applicant : Mr Ian Sims

Application No : 08/00878/FUL      Decision : **Application Permitted**  
Location : Golf Driving Range Adjacent 33A Aldermans Hill Hockley  
Proposal : Retention of Two 4m High Lighting Columns.  
Applicant : Mr Terry Harrold

Application No : 08/00879/FUL      Decision : **Refuse Planning  
Permission**  
Location : 36 High Road Rayleigh  
Proposal : Demolish Existing Garages and Construct One Four  
Bedroomed Detached House With Access From Ridgeway.  
Form New Vehicular Access onto High Road For Rayleigh  
House. (Renewal Of Planning Permission 03/00083/FUL)  
Applicant : Mrs D Griffin



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- 1 The submitted arboricultural assessment that accompanies the proposal contains insufficient information to demonstrate how the proposal impacts on the existing preserved and retained trees, in particular the report lacks a suitable arboricultural method statement. In the absence of such information the Local Planning Authority is not able to assess whether any adverse impact to the protected and retained trees will be suitably mitigated contrary to Policy NR3 of the Rochford District Replacement Local Plan (2006).

Application No : 08/00880/FUL            Decision : **Application Permitted**  
Location : 138 Ashingdon Road Rochford  
Proposal : Single Storey Flat Roofed Rear Extension  
Applicant : Mr N Greenhill

Application No : 08/00882/FUL            Decision : **Application Permitted**  
Location : 14 York Road Ashingdon  
Proposal : Single Storey Pitched Roofed Side/Rear Extension to Form Conservatory  
Applicant : Mr Graham Thompson

Application No : 08/00883/FUL            Decision : **Application Permitted**  
Location : 390 Rectory Road Hawkwell  
Proposal : Construct Two Storey Pitched Roofed Side Extension and Form Rooms in Roofspace Incorporating 2 No.Pitched Roofed Front Dormers and Flat Roofed Rear Dormer (Revised Application)  
Applicant : Mr Howard Dubovie

Application No : 08/00886/FUL            Decision : **Application Permitted**  
Location : 41 Central Avenue Rochford  
Proposal : Demolish Existing Dwelling and Construct Detached Four Bedroomed Chalet Style Dwelling With Integral Garage.  
Applicant : Mr Neil

Application No : 08/00887/FUL            Decision : **Refuse Planning Permission**  
Location : Lords Golf And Country Club Hullbridge Road Rayleigh  
Proposal : Retrospective Application to Construct Earth Bund 1.5m High to Part of Driving Range and Construct 5m High Pole and Netting to Raised Bund Top.  
Applicant : Mr Derek Govey



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- 1 No scientific analysis of the detailed composition of the waste materials used to construct the bund has been provided by the applicant to adequately demonstrate that it does not contain toxic or other contaminating waste materials. As such the Council remain concerned that since the exact composition of fill materials and their source is unknown, the possibility could not be discounted that there could be materials present that could be harmful to the environment and to the amenity of residents.
- 2 Insufficient justification has been provided by the applicant to demonstrate the operational need for this modest bund as part of the golf driving range facility. As such the Council consider this an exercise to unnecessary deposit fill materials on the site.

Application No : 08/00889/LBC                      Decision : **Grant Listed Building Consent**  
Location : Penthouse 23 Rochford Lofts Pollards Close  
Proposal : Insert Two Circular Opening Aluminium Windows in Existing Double Skin Aluminium Faced Cladding Panels  
Applicant : Mr Brian Muggleton

Application No : 08/00890/FUL                      Decision : **Application Permitted**  
Location : 60 Holt Farm Way Rochford  
Proposal : Single Storey Flat Roofed Rear Extension and Extend and Provide Pitched Roof to Existing Dormer and Construct Pitched Roofed Side Dormer  
Applicant : Mr And Mrs Legon

Application No : 08/00892/FUL                      Decision : **Refuse Planning Permission**  
Location : 16 Silverthorn Close Rochford  
Proposal : Construct Two Storey Pitched Roofed Side Extension  
Applicant : Mrs Linda Bryan

- 1 The proposal by virtue of its height, scale, bulk and proximity to the boundary with no. 18 would increase the degree of overshadowing to this neighbouring property. The resulting loss of light and the dominant presence of the dwelling upon No. 18 would have a detrimental effect upon the amenity that ought to reasonably be expected to be enjoyed by the occupiers of the neighbouring property. The loss of light to no. 18 is caused by the relationship of the proposed development to existing buildings and is therefore contrary to part (ix) of Policy HP6 of the Rochford District Replacement Local Plan (2006).



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Application No : 08/00893/COU      Decision : **Grant Planning  
Permission (COU)**

Location : 7 Roche Close Rochford  
Proposal : Change of Use From Use Class A1 Shop to Use Class A3  
Food and Drink For Use as Coffee/Tea Lounge With  
Outside Seating/Dining Area.

Applicant : Mr Donald Sharman

Application No : 08/00895/FUL      Decision : **Application Permitted**

Location : 4 Broadlands Road Hockley  
Proposal : Demolish Conservatory to Rear and Construct Single  
Storey Sloped Roofed Rear Extension.

Applicant : Mr J Pert

Application No : 08/00898/FUL      Decision : **Application Permitted**

Location : 56 Avondale Road Rayleigh  
Proposal : Bay Window to Front.

Applicant : Mr Reece Bennet

Application No : 08/00900/FUL      Decision : **Application Permitted**

Location : 28 Station Crescent Rayleigh  
Proposal : Construct Single Storey Flat Roofed Rear Extension.

Applicant : Mr Thomas Buckland

Application No : 08/00901/FUL      Decision : **Application Permitted**

Location : Halliards Pooles Lane Hullbridge  
Proposal : Demolish Existing Porch and Construct Single Storey  
Pitched Roofed Front Extension

Applicant : Mr And Mrs Wilson

Application No : 08/00902/FUL      Decision : **Application Permitted**

Location : 31 Manor Road Hockley  
Proposal : Single Storey Pitched Roofed Conservatory to Side

Applicant : Mr And Mrs Collins

Application No : 08/00904/LBC      Decision : **Application Permitted**

Location : Post Office House Stambridge Road Stambridge  
Proposal : Four Replacement Windows

Applicant : Ms Kerry Tolliday



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Application No : 08/00905/FUL      Decision : **Application Permitted**  
Location : 146 High Street Great Wakering  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr Rob Gay

Application No : 08/00908/ADV      Decision : **Grant Advertisement Consent**  
Location : 2 Woodlands Parade Main Road Hockley  
Proposal : Install Internally Illuminated Box Fascia Sign, Internally Illuminated Entrance Sign and Vinyl Graphics Below Shop Window.  
Applicant : Mr John Joyce

Application No : 08/00910/FUL      Decision : **Application Permitted**  
Location : Street Record Fambridge Road South Fambridge  
Proposal : Erect 1.2m High Airfield Memorial Stone  
Applicant : Airfields Of Britain Conservation Trust

Application No : 08/00915/FUL      Decision : **Application Permitted**  
Location : 42 Cotswold Avenue Rayleigh  
Proposal : Single Storey Pitched Roofed Rear Extension  
Applicant : Mr Mike Holmes

Application No : 08/00918/LBC      Decision : **Grant Listed Building Consent**  
Location : Stannetts East End Paglesham  
Proposal : Internal Alterations to Provide Cloakroom with WC and Hand Basin  
Applicant : Mr John Breley

Application No : 08/00919/ADV      Decision : **Grant Advertisement Consent**  
Location : 77 - 79 High Street Rayleigh  
Proposal : Internally Illuminated Fascia Sign and Internally Illuminated Projecting Sign.  
Applicant : Boots The Chemist Ltd.



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Application No : 08/00923/ADV      Decision : **Grant Advertisement  
Consent**  
Location : Sovereign House 82 West Street Rochford  
Proposal : One Non-Illuminated Hanging Sign and One Free Standing  
Non-Illuminated Sign  
Applicant : Mr Andy Murphy



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