

PLANNING DECISIONS JULY 2007

Application No : 07/00113/FUL Decision : **Application Permitted**
Location : 14 Thorpe Road Hawkwell
Proposal : Two Storey Rear and Single Storey Front Extensions
Applicant : Mr Stuart Law And Ms Stephanie Williams

Application No : 07/00226/FUL Decision : **Application Permitted**
Location : 6 Romsey Close Hockley
Proposal : Conversion of Garage into Habitable Room
Applicant : Mr Paul Bowman

Application No : 07/00246/FUL Decision : **Application Permitted**
Location : 28 Mayfield Avenue Hullbridge
Proposal : Construct First Floor Pitched Roofed Rear Extension and
Extend Existing Side Dormers, Insert New Ground Floor
Window and Door to Side
Applicant : Mrs J Webster

Application No : 07/00288/FUL Decision : **Refuse Planning
Permission**
Location : 16 Leasway Rayleigh
Proposal : Demolish Existing Garage and Erect 2 no. Bedroom
Detached Bungalow in Side Garden of 16 Leasway
Applicant : Mr G Clark

- 1 As far as can be determined from the submitted plans the site is of a width unacceptable to the Local Planning Authority for the detached dwelling suggested in this street scene and would result in an over-development of the site, giving rise to a cramped appearance incompatible existing pattern of development within the street scene. The adopted design policies of the Local Planning Authority under Policy HP6 of the Rochford District Replacement Local Plan state with regard to infill housing developments that the minimum site frontage for detached dwellings shall ordinarily be 9.25m or of a such frontage and form compatible to the area, the submitted application achieved neither. Furthermore, it does not achieve within the site a 1.0 metre separation form the site boundary to habitable rooms.



Application No : 07/00290/FUL

Decision : **Refuse Planning
Permission**

Location : Hanover Golf Club Hullbridge Road Rayleigh

Proposal : Close Existing Access, Form New Access onto Hullbridge Road and Revise Layout to Car Park. Change Groundsman's Store to Leisure Site, Provide Gymnasium to First Floor, Provide Pitched Roof to East Dormer, Pitched Roof to Flat Roofed Link and Revise Window Details to Ancillary Building. Two Storey Extensions to Provide New Kitchen and Golf Pro Shop and Extension to Bar, Extend Bar to Ground Floor with Roof Terrace Over, Extend Rear Dormers and add Two New Dormers to Side, add Entrance Porches and Revise Window Details to Clubhouse Building.

Applicant : Urban Developments Ltd

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt. The proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan (2001). Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan).

The proposal by way of the further extension of the buildings on the site would be inappropriate development within the Green Belt and would if allowed increase the built form on the site to the detriment of the character and appearance of this part of the Green Belt contrary to established policies. Furthermore, the proposed layout of the buildings show an increase in non-golf related uses such as the pool, spa, gymnasium and additional function room that amount to additional leisure uses not associated with the playing of golf and associated with the loss of the existing green keepers facilities within the existing complex of buildings on the site. In the opinion of the Local Planning Authority the circumstances submitted in support of the application do not amount to very special circumstances to outweigh the harm caused by way of inappropriateness and the harm by way of the increased size of particularly the main club house building upon the openness of the site.



INVESTORS IN PEOPLE

Application No : 07/00291/FUL Decision : **Refuse Planning Permission**
Location : Hanover Golf Club Hullbridge Road Rayleigh
Proposal : Pitched Roofed Greenkeepers Building to Provide Store, Workshop, Repair Shop With Office and Staff Room in Part of Roofspace
Applicant : Urban Developments Ltd

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan (2001). Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies 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. No evidence has been submitted to demonstrate the inadequacy of the existing provision to meet the needs of the maintenance of the facilities on the site to justify the floorspace proposed and 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 : 07/00296/FUL Decision : **Application Permitted**
Location : Glebe County Infant School And U H I Creswick Avenue Rayleigh
Proposal : Construct Sun Shade Sail
Applicant : Mrs M Dimmock

Application No : 07/00300/FUL Decision : **Application Permitted**
Location : 170 Lower Road Hullbridge
Proposal : Two Storey Pitched Roofed Rear Extension
Applicant : Mr And Mrs T. Fells



INVESTORS IN PEOPLE

Application No : 07/00340/FUL Decision : **Refuse Planning
Permission**
Location : 35 Keswick Avenue Hullbridge
Proposal : First Floor Side Extension, Extend Existing Front and Rear
Dormers
Applicant : Mr And Mrs Willis

- 1 The proposal by way of the extension of the roof to the site boundary would fail to provide a satisfactory side isolation space between the dwelling and the site boundary at first floor level and would result in a loss on this site of the spacious character and spacious setting which characterises the group of dwellings adjoining the site resulting in an unsatisfactory relationship to adjacent dwellings detrimental to the appearance of the streetscene contrary to part (ix) to Policy HP6 to the Rochford District Replacement Local Plan (2006).

Application No : 07/00351/FUL Decision : **Refuse Planning
Permission**
Location : 16 King Henrys Drive Rochford
Proposal : Loft Conversion with Front and Rear Dormers
Applicant : Mr Harrison

- 1 The proposed rear dormer extension, by reason of the size, design and appearance and not maintaining a substantial verge below and either side of the dormer, would be an intrusive form of development out of scale and character with this and neighbouring dwellings and contrary to Policy HP6 of the Council's Replacement Local Plan.

Application No : 07/00354/FUL Decision : **Refuse Planning
Permission**
Location : Riverview Beeches Road Battlesbridge
Proposal : Construct New Roof Incorporating Rooms in the
Roofspace, 3 No. Pitched Roofed Side Dormers, Re-
Pitched Gables to Front, First Floor Balcony to Rear and
Revised Window Details
Applicant : Mr And Mrs Morrison



INVESTORS IN PEOPLE

- 1 The Rochford District Replacement Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies 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 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 : 07/00356/OUT Decision : **Grant Outline Planning Permission**

Location : 21 Glasseys Lane Rayleigh
Proposal : Extension to 21 Glasseys Lane to Form New Dwelling
(Creating an End of Terrace Property)
Applicant : Mr Edlin

Application No : 07/00358/REM Decision : **Approve Reserved Matters**

Location : Land Adjacent 20 Kingsmans Farm Road Hullbridge
Proposal : Details of One Detached Three Storey Dwelling and
Detached Double Garage
Applicant : Mr S Brady

Application No : 07/00359/FUL Decision : **Application Permitted**

Location : 20 Conway Avenue Great Wakering
Proposal : Convert Garage to Habitable Room
Applicant : Mrs Y Baker

Application No : 07/00383/FUL Decision : **Application Permitted**

Location : 5 Plumberow Avenue Hockley
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Miss Julie Bailey



INVESTORS IN PEOPLE

Application No : 07/00395/FUL Decision : **Refuse Planning
Permission**
Location : 17 Silverthorn Close Rochford
Proposal : Two Storey Side Extension With Front and Rear Dormers
and Rooflights
Applicant : Mr And Mrs P. Crate

- 1 The projecting roof of the proposal forms an angle greater than 45 degrees with the nearest habitable room of the adjacent dwelling at No.15 Silverthorn Close and the height and depth of the extension would have an unacceptable overbearing impact on this property to the detriment of the amenities currently enjoyed by the occupiers.
- 2 By virtue of the new first floor velux windows to bedroom 2, the proposal would create an unsatisfactory amount of overlooking into the private amenity area to the adjacent bungalow at No.15 Silverthorn Close, to the detriment of the amenity currently enjoyed by the occupiers of this neighbouring dwelling.

Application No : 07/00399/FUL Decision : **Application Permitted**
Location : 56 Hamilton Gardens Hockley
Proposal : Single Storey Pitched Roofed Front Extension, Form Gable
End to Roof, Form Rooms in Roofspace With Pitched
Roofed Front Dormer and Flat Roofed Rear Dormer.
Applicant : M. Brown

Application No : 07/00408/FUL Decision : **Application Permitted**
Location : 180 New Road Great Wakering Southend-On-Sea
Proposal : First Floor Side and Rear Extension
Applicant : C And P Churchill

Application No : 07/00410/ADV Decision : **Application Permitted**
Location : Boleyn House Roche Close Rochford
Proposal : 3 No. Non Illuminated Fascia Signs and 2 no. Non
Illuminated Hanging Signs.
Applicant : Somerfield Stores Ltd

Application No : 07/00415/FUL Decision : **Refuse Planning
Permission**
Location : 16 Hollytree Gardens Rayleigh
Proposal : Two Storey Side, Single Storey Rear Extension. Remove
Existing Garage
Applicant : Mr And Mrs N. Gibson



INVESTORS IN PEOPLE

- 1 The proposal given the awkward and unresolved roof design over the flank addition facing No 14 Hollytree Gardens would give rise to a form of development that would be intrusive and out of character with the host property as well as by virtue of the gable and design giving rise to the potential for additional habitable floorspace within 1m of the common boundary between Nos 14 and 16 Hollytree Gardens to the detriment of the space about the buildings in the street scene. The development is considered therefore to be contrary to Policy HP6 of the Council's Local Plan.

Application No : 07/00417/FUL Decision : **Application Permitted**
Location : Mascot Lodge Magnolia Road Rochford
Proposal : Demolish Existing Dwelling and Construct One Detached Bungalow
Applicant : Mr. D. Wood

Application No : 07/00419/FUL Decision : **Application Permitted**
Location : Bucklawren 150 Rawreth Lane Rayleigh
Proposal : Demolish Existing Detached Garage and Construct New Pitched Roofed Detached Garage.
Applicant : D Watson

Application No : 07/00422/FUL Decision : **Application Permitted**
Location : 7 The Ridings Rochford
Proposal : Demolish Existing Garage Erect Two Storey Rear Extension
Applicant : T Burton Esq

Application No : 07/00423/FUL Decision : **Application Permitted**
Location : Carpenters Arms London Road Rawreth
Proposal : Construct Timber Gazebo Shelter
Applicant : The Spirit Group

Application No : 07/00425/FUL Decision : **Refuse Planning Permission**
Location : Paddock Lambourne Hall Road Canewdon
Proposal : Demolish Existing Dwelling and Construct One Detached Two Bedroomed Bungalow
Applicant : Mr And Mrs Clutterham



- 1 The Rochford District Replacement Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Replacement Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R5 of the Replacement Local Plan and the replacement dwellings as defined in policy R6 of the adopted Replacement Local Plan).

Policy R6 of the Replacement Local Plan provides that the total size of a Green Belt dwelling replaced, 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. It is in excess of policy R6 and having a greater height, bulk and scale including roof bulk than either the existing dwelling or approved replacement dwelling resulting in a substantial change in the appearance and character of the development on the site contrary to the above policies and to the openness of the green belt locality.

Application No : 07/00428/FUL Decision : **Refuse Planning Permission**

Location : 33 Rectory Road Hawkwell
Proposal : Vehicular Crossing
Applicant : Mr And Mrs P. Beddow

- 1 The proposal would lead to the introduction of an unnecessary point of access onto the highway and would therefore be unnecessarily harmful to highway safety.

Application No : 07/00429/LBC Decision : **Refuse Listed Building Consent**

Location : 24 South Street Rochford
Proposal : Install New External Fire Exit Door in Existing Window Position and Relocate Internal Store Door Opening
Applicant : Rochford Masonic Hall Ltd

- 1 The proposal undermines the existing design and fenestration pattern to the rear elevation detrimental to the character and appearance of this statutory listed building. In addition it would prove detrimental to and fail to enhance the character and appearance of the Rochford Conservation Area.

Application No : 07/00431/FUL Decision : **Refuse Planning Permission**

Location : 43 Woodpond Avenue Hockley Essex



INVESTORS IN PEOPLE

Proposal : Construct a First Floor Extension Over Existing Detached Garage. To Use as a Hobby Room.
Applicant : James A Fowler

- 1 The proposed design and appearance of the proposal with the inclusion of a flank window and also the external access staircase, would be an intrusive development, out of character with the prevailing pattern of development in the locality, as well as having a serious and adverse effect upon the amenities enjoyed by the occupiers of the neighbouring properties due to overlooking that arises.
- 2 The application is deficient in detail in respect of issues relating to:-

The potential harm/impact to the health and vitality of the preserved tree(s) that overhangs the site, given the unspecified nature of the tree works required to facilitate the development, and in the absence of this information it is considered that the proposal would be likely to have an adverse impact upon the health and vitality of a preserved tree, and is therefore considered to be contrary to policies NR3 of Rochford District Replacement Local Plan.

Application No : 07/00434/FUL Decision : **Application Permitted**
Location : 10 Aldermans Hill Hockley Essex
Proposal : Demolition of Existing Commercial/Residential Property and Erect a New Building Containing 10 x 2 Bed Flats with the Provision of 15 Parking Spaces
Applicant : Excalibur Properties

Application No : 07/00435/FUL Decision : **Application Permitted**
Location : 4 Sycamore Close Rayleigh
Proposal : Two Storey Pitched Roofed Side Extension
Applicant : Mr R Theobald And Miss J Willis

Application No : 07/00437/FUL Decision : **Refuse Planning Permission**
Location : 86 South View Road Hockley
Proposal : Single Storey Pitched Roofed Side and Rear Extensions, Form Rooms in the Roofspace Incorporating Two Pitched Roofed Front, One Pitched Roofed Side and Flat Roofed Rear Dormer.
Applicant : Mr And Mrs Commons



INVESTORS IN PEOPLE

- 1 The proposed flat roofed rear dormer, by reason of its depth, bulk, design and appearance, would be an intrusive alteration out scale, character and form with the existing dwelling and furthermore would detract from the prevailing character of the semi-detached pair of bungalows of which the site forms part, to the detriment of the street scene.

Application No : 07/00438/FUL Decision : **Application Permitted**
Location : 27 Mucking Hall Road Barling Magna Southend-On-Sea
Proposal : Single Storey Rear Extension. Single Storey Front Extension
Applicant : L.N. Hawkins And J.R. Stanley

Application No : 07/00442/FUL Decision : **Application Permitted**
Location : 25 Keswick Avenue Hullbridge
Proposal : Demolish Existing Garage and Construct New Pitched Roofed Detached Garage to Rear.
Applicant : Mr And Mrs R Mason

Application No : 07/00443/FUL Decision : **Application Permitted**
Location : 25 Weir Pond Road Rochford
Proposal : Create Rooms in Roofspace Incorporating Flat Roofed Rear Dormer and new Window to Side Elevation
Applicant : Mr And Mrs A Davies

Application No : 07/00444/FUL Decision : **Application Permitted**
Location : 44 Burnham Road Hullbridge
Proposal : Construct Flat Roofed Front Dormer and Alterations to Front Elevation
Applicant : Mr A Byrne

Application No : 07/00445/FUL Decision : **Refuse Planning Permission**
Location : 27 Village Green Canewdon Rochford
Proposal : Part Sloped Roofed, Part Flat Roofed Single Storey Rear Extension With Balcony. Amended Proposal
Applicant : Mr And Mrs A Lane

- 1 The proposal, by reason of the size and location of the rear balcony, the inadequacy of the proposed screening and the position of No.29 Village Green, will cause excessive overlooking to the private amenity area of No.29 and be significantly detrimental to the occupiers' current enjoyment of their property and garden.



INVESTORS IN PEOPLE

Application No : 07/00446/FUL Decision : **Application Permitted**
Location : 4 Trinity Road Rayleigh
Proposal : Build New Roof to 50 degree Pitch; Use Outbuilding as
Annexe Accommodation Associated with no.4 Trinity Road.
(to be used as living room only, all amenities including
bathing/cooking and sleeping would be in the main property
no.4 Trinity Road)
Applicant : Mr R J Darbey

Application No : 07/00447/FUL Decision : **Refuse Planning
Permission**
Location : 25 Alexandra Road Ashingdon Rochford
Proposal : Extend Existing Rear Dormer and Construct New Sloping
Roof to Existing Front Dormer
Applicant : Mr And Mrs K Hedges

- 1 The proposal by way of the depth and flat roofed form of the proposed rear dormer extension would lack harmony, character and scale with the dwelling to which it relates proving visually detrimental to the character and appearance of the group of dwellings as viewed from the wider area of adjoining rear gardens and detracting from the character of the group of chalets of which the site is part. The resultant over dominance of the roofscape would prove contrary to parts (viii) and (x) to Policy HP6 to the Council's Adopted Local Plan (2006).

Application No : 07/00448/FUL Decision : **Refuse Planning
Permission**
Location : 23 Alexandra Road Ashingdon Rochford
Proposal : Extend Existing Rear Dormer and Construct New Sloping
Roof to Existing Front Dormer
Applicant : Mr And Mrs C R Wells

- 1 The proposal by way of the depth and flat roofed form of the proposed rear dormer extension would lack harmony, character and scale with the dwelling to which it relates proving visually detrimental to the character and appearance of the group of dwellings as viewed from the wider area of adjoining rear gardens and detracting from the character of the group of chalets of which the site is part. The resultant over dominance of the roofscape would prove contrary to parts (viii) and (x) to Policy HP6 to the Council's Adopted Local Plan (2006)

Application No : 07/00450/FUL Decision : **Application Withdrawn**
Location : 67 London Hill Rayleigh
Proposal : Loft Conversion Including Hipped Roof to Gable End with
Front and Rear Dormers
Applicant : Mr D Jones



INVESTORS IN PEOPLE

Application No : 07/00451/FUL Decision : **Application Permitted**
Location : 22 - 26 High Street Great Wakering Southend-On-Sea
Proposal : Re-siting of Air Condition and Refrigeration Plant (Including
Equipment/Housing) to Rear Elevation
Applicant : Co-operative Group Ltd

Application No : 07/00453/FUL Decision : **Refuse Planning
Permission**
Location : 60 Hockley Road Rayleigh
Proposal : Construct Detached Three Bedroomed Dwelling
Applicant : Mr And Mrs E Cole

- 1 The proposed dwelling by reason of its position, size, design and external appearance, would be an intrusive and unneighbourly development, out of scale and character with the prevailing pattern of development in the locality as well as having a serious and adverse effect on the amenities enjoyed by the occupants of neighbouring properties and would be contrary to Policy HP6 of the Local Plan.
- 2 The proposed new dwelling would lead to the intensification of use of a substandard access onto Hockley Road, by reason of inadequate sight splays which in turn may give rise to highway safety issues.

Application No : 07/00454/FUL Decision : **Application Permitted**
Location : 16 High Road Hockley
Proposal : Single Storey Rear Extension
Applicant : Mr And Mrs Amran

Application No : 07/00455/FUL Decision : **Application Permitted**
Location : 81 Stambridge Road Rochford
Proposal : Rooms in the Roof With Pitched Roofed Dormers and Rooflights to Front, Flat Roofed Dormer and Rooflight to Rear and Install Repositioned First Floor Window to Side Elevation.
Applicant : Mr And Mrs S Leech

Application No : 07/00457/FUL Decision : **Application Permitted**
Location : 15 Sweyne Avenue Hawkwell
Proposal : Loft Conversion Including Hipped to Gable. Front and Rear Dormers
Applicant : Mr And Mrs Hockton



INVESTORS IN PEOPLE

Application No : 07/00458/FUL Decision : **Application Permitted**
Location : 399 Little Waking Road Barling Magna Southend-On-Sea
Proposal : Construct Permanent Cover to External Fire Escape.
Provide New Entrance (Revision to 06/01076/FUL)
Applicant : Health And Home Ltd

Application No : 07/00463/FUL Decision : **Application Permitted**
Location : 31 Church Road Barling Magna Southend-On-Sea
Proposal : Two Storey Side Extension
Applicant : A And M Watson

Application No : 07/00466/FUL Decision : **Application Permitted**
Location : 142 Down Hall Road Rayleigh
Proposal : Single Storey Sloped Roofed Rear Extension
Applicant : Mr And Mrs Davies

Application No : 07/00467/FUL Decision : **Application Permitted**
Location : 7 Bedford Close Rayleigh
Proposal : First Floor Side Extension Refurbish Existing Conservatory
Roof
Applicant : Mr A Sturgeon

Application No : 07/00468/LBC Decision : **Application Permitted**
Location : Old Vicarage Church Road Hockley
Proposal : New Slate Roof to Conservatory
Applicant : Mr And Mrs Cook

Application No : 07/00469/FUL Decision : **Application Permitted**
Location : 12 Laburnum Grove Hockley
Proposal : First Floor Pitched Roof Rear Extension Over Existing Rear
Extension
Applicant : Mr And Mrs Valvona

Application No : 07/00470/FUL Decision : **Application Permitted**
Location : 1 Willow Close Rayleigh
Proposal : Demolish Existing Conservatory and Detached Garage,
Extend Existing Front Dormer and Construct Single Storey
Side and Rear Extension.
Applicant : Mr J Drake



Application No : 07/00472/FUL Decision : **Application Permitted**
Location : 33 Langdon Road Rayleigh
Proposal : Hip to Gable Roof Extension to Create Rooms in
Roofspace Incorporating Flat Roofed Front and Rear
Dormers and Construct Single Storey Flat Roofed Rear
Extension.
Applicant : Mrs J Wood

Application No : 07/00473/FUL Decision : **Application Permitted**
Location : 62A Eastwood Road Rayleigh
Proposal : Two Storey Side Extension and Raise Ridge Height to
Property
Applicant : Mr And Mrs J Downs

Application No : 07/00476/FUL Decision : **Application Permitted**
Location : 49 Danbury Road Rayleigh
Proposal : Single Storey Flat Roofed Side and Rear Extensions and
Rooflights to Rear
Applicant : Mr Wallis

Application No : 07/00480/FUL Decision : **Refuse Planning
Permission**
Location : 9 Broadlands Road Hockley
Proposal : Hip to Gable Roof Extension to Create Room in Roofspace
Incorporating Flat Roofed Rear Dormer.
Applicant : Mr L Walton

- 1 The proposed alterations to the roof of one of a pair of semi-detached houses from hip roof to substantial gable end (with part hip) would unduly imbalance their appearance. Furthermore, the development is considered to be unsympathetic and intrusive addition to this property, that fails to respect the scale and integrity of the host property and as such would result in a visually intrusive form of development that would be detrimental to the character and appearance of this part of the street.

Application No : 07/00481/FUL Decision : **Refuse Planning
Permission**
Location : Wits End Ulverston Road Ashingdon
Proposal : Construct Rear Conservatory
Applicant : Mr E Archer



INVESTORS IN PEOPLE

- 1 The Rochford District Replacement Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies 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 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 : 07/00482/FUL Decision : **Application Permitted**
Location : Rochford Business Park Cherry Orchard Way Rochford
Proposal : Detached Building, Located on 'roundabout' Within the Cherry Orchard Business Park to Provide Office for 24 Hour Security
Applicant : Mr Jonathan Brook

Application No : 07/00484/FUL Decision : **Application Permitted**
Location : 58 Hamilton Gardens Hockley
Proposal : Single Storey Pitched Roofed Front Extension, Form Gable End to Roof, Form Rooms in Roofspace With Pitched Roofed Front Dormer and Flat Roofed Rear Dormer.
Applicant : M Brown

Application No : 07/00488/FUL Decision : **Refuse Planning Permission**
Location : 89 Crouch Avenue Hullbridge
Proposal : Demolish Existing Dwelling and Construct 2 No. Detached Four Bedroomed Houses With Integral Garages and Vehicular Accesses
Applicant : Mr & Mrs M Hale



INVESTORS IN PEOPLE

- 1 The proposal would represent an overdevelopment of the site failing to achieve satisfactory rear garden / private amenity areas for each of the dwellings proposed. The Council requires that for four bedroomed dwellings a minimum of 100 square metres private amenity area is provided to serve the future occupiers of the dwelling. The proposed layout would achieve only Garden areas of 93 square metres for the dwelling to Plot 1 and 91 square metres for Plot 2. There is no public open space near to the site and if allowed the proposal would fail to provide sufficient space within the site for limited gardening , outside storage, outside drying and limited recreation for the expectations of future occupiers of the dwellings proposed to the detriment of the reasonable expectations those future occupiers ought reasonably expect to enjoy.

Application No : 07/00491/FUL Decision : **Application Permitted**
Location : Birches Hall Road Rochford
Proposal : Alterations and Extensions to Existing House to Provide Increased Living Accommodation and Indoor Swimming Pool. Enlarged Garage Unit Adjacent to the Boundary with Elm Lodge and New Front Wall and Entrance Gates
Applicant : Mr And Mrs Thomas

Application No : 07/00492/FUL Decision : **Application Permitted**
Location : Land At Flemings Farm Flemings Farm Road Eastwood
Proposal : Temporary Stationing of Site Manager's Caravan in Connection with Use of the Site as a Touring Caravan Site for The Caravan Club.
Applicant : Mr R W Avery

Application No : 07/00495/FUL Decision : **Application Permitted**
Location : 89 Eastwood Road Rayleigh
Proposal : Demolish Existing Buildings on Site and Erect New Car Wash and Single Storey Retail Shop. Opening Hours 07.30 - 21.00 Monday to Sunday.
Applicant : Prowash Systems Ltd

Application No : 07/00496/FUL Decision : **Application Permitted**
Location : 266 Ashingdon Road Rochford
Proposal : Convert Existing Dwelling to Provide One Bedroomed Flat at Ground Floor and Three Bedroomed Maisonette.
Applicant : Stephen Green



INVESTORS IN PEOPLE

Application No : 07/00497/FUL Decision : **Application Permitted**
Location : 4 Kingswood Crescent Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Mr A Thompson And Miss S Fenn

Application No : 07/00498/LBC Decision : **Grant Listed Building Consent**
Location : 39 - 41 High Street Rayleigh
Proposal : Listed Building Consent for Ground Floor Bar Area
1. Remove servery overbar shelving
2. Overboard mock tudor beamed ceiling with gryproc plasterboard with skim plaster finish
3. Remove mock tudor beams/posts to upper walls and make good plastered surfaces
4. Overboard lower walls with tongue and groove/bead and butt boarding with new timber moulded dado rail and skirting
Applicant : Unique Pub Properties Ltd/Enterprise Inns Plc

Application No : 07/00500/FUL Decision : **Application Permitted**
Location : 19 Church Road Barling Magna Southend-On-Sea
Proposal : Two Storey Side Extension to Form End of Terrace 3 Bedroom Dwelling House. Off Street Parking to the Front, Garden to Rear.
Applicant : Mr P House

Application No : 07/00501/FUL Decision : **Application Permitted**
Location : 22 Bullwood Road Hockley
Proposal : Single Storey Rear Extension
Applicant : Mr M Thurston

Application No : 07/00502/FUL Decision : **Application Permitted**
Location : 33 High Road Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Mr And Mrs S Withers



INVESTORS IN PEOPLE

Application No : 07/00505/FUL Decision : **Refuse Planning
Permission**
Location : Barling Lodge 399 Little Wakering Road Barling Magna
Proposal : First Floor Flat Roofed Extension to Provide New Staff
Training Room Facility
Applicant : Health And Home Ltd

- 1 The proposal by reason of its elevated position, design and external appearance, would be an intrusive, alien and non conforming development that would be out of character with the roof style and appearance of the host property and therefore harmful to the character and appearance of the site and surrounding area.

Application No : 07/00507/FUL Decision : **Application Permitted**
Location : 2 The Croft Rayleigh
Proposal : Side and Rear Conservatory with Rear Wooden Deck
Applicant : Mr Baker

Application No : 07/00508/FUL Decision : **Application Permitted**
Location : 229 Plumberow Avenue Hockley
Proposal : Single Storey Flat Roofed Rear Extension, Extend Existing
Front Dormer, Construct New Flat Roofed Rear Dormer.
Applicant : Mr And Mrs M J Smith

Application No : 07/00509/FUL Decision : **Application Permitted**
Location : 12 Holt Farm Way Rochford
Proposal : Construct Conservatory to Side of Dwelling
Applicant : Mr And Mrs McCarthy

Application No : 07/00511/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent 57 Trinity Road Rayleigh
Proposal : Demolish Existing Garage and Shed and Erect a Detached
Two Storey 4 Bedroomed House With Integral Garage.
Applicant : Mr T Spraggon

- 1 The proposal given its size, design and location within the plot would give rise to a visually cramped, intrusive and unneighbourly development, that is out of scale and character with the site and the prevailing pattern of development within the locality, as well as having a serious and adverse effect upon the amenities of the enjoyed by the occupants of neighbouring property, and would be contrary to policy HP6 of this Council's Local Plan.



INVESTORS IN PEOPLE

- 2 The application is considered to be deficient in detail in terms of an arboricultural assessment of the significant tree (preserved Sycamore located towards the centre/rear of the site) to be retained on the site. In the absence of this information it is considered that the proposal may have a material effect upon the health and vitality of this highly visible and publicly prominent tree.

Application No : 07/00514/FUL Decision : **Application Permitted**
Location : Willow Pond Farm Lower Road Hockley
Proposal : One Detached Four Bedroomed Bungalow
Applicant : Mr M Venneear

Application No : 07/00515/FUL Decision : **Application Permitted**
Location : Land East Side Of Rawreth Industrial Estate Rawreth Lane
Rayleigh
Proposal : Demolish Existing Workshop and Construct Pitched Roofed
Building Including First Floor Mezzanine to Provide New
Workshop
Applicant : Flowline Limited

Application No : 07/00516/FUL Decision : **Application Permitted**
Location : 48 Gladstone Road Hockley
Proposal : Single and Two Storey Rear Extensions (Amended Design)
Applicant : C. Buckley

Application No : 07/00518/FUL Decision : **Application Permitted**
Location : 119 Main Road Hockley
Proposal : Two Storey Front, Side and Rear Extension, Front Porch,
Front Boundary Railings and Gates
Applicant : Ian Reading

Application No : 07/00519/FUL Decision : **Application Permitted**
Location : 2 Beckney Farm Cottages Lower Road Hockley
Proposal : Two Storey Pitched Roofed Side/Rear Extension
Applicant : Gibbon Farms

Application No : 07/00522/FUL Decision : **Application Permitted**
Location : 29 Great Wheatley Road Rayleigh
Proposal : Demolish Existing Garage, Erect Part Single Storey Part
Two Storey Side/Rear Extension With Front Dormer
Window
Applicant : Mr And Mrs R. Swann



INVESTORS IN PEOPLE

Application No : 07/00524/FUL Decision : **Application Permitted**
Location : 40 Alexandra Road Great Waking
Proposal : Two Storey Rear Extension and Side Dormer and
Balustrade
Applicant : Mr And Mrs Cotgrove

Application No : 07/00530/FUL Decision : **Application Permitted**
Location : 81 High Street Rayleigh
Proposal : Internal Alterations and New Shopfront
Applicant : Bakers Oven South

Application No : 07/00531/FUL Decision : **Application Permitted**
Location : 62 Little Waking Road Great Waking Southend-On-Sea
Proposal : Internal Alteration to Garage to Form Utility Room,
Construct Single Storey Rear Extension, Side Dormer,
Rear Dormer With Balcony and Front Porch Canopy
Applicant : Mr Damien Chambers

Application No : 07/00534/ADV Decision : **Refuse Advertisement
Consent**
Location : 81 High Street Rayleigh
Proposal : Internally Illuminated Fascia Sign (Only Text to be
Illuminated)
Applicant : Bakers Oven South

Application No : 07/00538/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 26 South Street Rochford
Proposal : Erect Three Storey Building Containing 9 No. Two
Bedroomed Flats With Access and Parking Area off Locks
Hill
Applicant : Silver City Estates

- 1 The proposal by way of the three storey form and overall height of the building proposed is considered excessive in size and out of scale , lacking harmony with adjoining buildings within the townscape which forms the larger composition of the area in which the site is part contrary to Policy BC 1 to the Rochford District Replacement Local Plan (2006). If allowed the proposal would be a dominant feature proving visually detrimental to the amenity afforded to the group of buildings fronting Locks Hill and South Street proving detrimental to the Character of that part of the Rochford Conservation Area .



INVESTORS IN PEOPLE

- 2 The information provided in support of the application fails to demonstrate that the most suitable trees have been retained or the identification of such trees that require works arising from the development and or how trees will be protected during the construction period contrary to Policy NR 3 of the Rochford District Replacement Local Plan (2006). It is considered that this information is essential to demonstrate that retained and protected trees will not suffer during construction and that suitable replacements have been chosen to off set any amenity lost arising from the development but located so as not to cause future conflict or nuisance in the development of the site. If allowed the proposal would therefore be likely to prove detrimental to the longevity of existing trees on the site and the loss of the amenity they afford to the Rochford Conservation Area and the area more generally.
- 3 The proposal fails to provide satisfactory off street car parking for the size of accommodation proposed. It is considered that the development should provide 14 No. off street car parking spaces. Given the effect of further hard surfacing within the site upon the longevity of existing trees to be retained and the absence of satisfactory details to determine these effects it is not possible to ensure extra provision can be achieved on remaining parts of the site. As a result if allowed the proposal would result in increased pressure in Public Car parks and on adjoining streets to the detriment of the free flow of traffic and conditions of Highway Safety more generally.

Application No : 07/00539/FUL Decision : **Application Permitted**
Location : 64 Louis Drive Rayleigh
Proposal : Hip to Gable Roof Extension to Create Rooms in Roofspace Incorporating 2 No. Pitched Roofed Dormers and Rooflight to Front and Flat Roofed Dormer to Rear.
Applicant : Mr And Mrs Bettis

Application No : 07/00540/FUL Decision : **Application Permitted**
Location : 49 Brook Road Rayleigh
Proposal : Alteration and Extension to Building to Facilitate the use of the Site as a Warehouse/Workshop/Sales/Showroom in Connection With Classic Cars and Motorbikes
Applicant : Purnell Classic Cars

Application No : 07/00542/FUL Decision : **Application Permitted**
Location : 1 Pulpits Close Hockley
Proposal : Construct Pitched Roofed Porch to Side.
Applicant : B Mayle



INVESTORS IN PEOPLE

Application No : 07/00543/FUL Decision : **Application Permitted**
Location : 23 Tillingham Way Rayleigh
Proposal : Construct Part Pitched Roofed, Part Flat Roofed Single
Storey Side Extension
Applicant : Mr And Mrs Springall

Application No : 07/00546/FUL Decision : **Application Permitted**
Location : 6 Lindsey Court Langham Drive Rayleigh
Proposal : Pitched Roofed Front Dormer Over Existing Garage
Applicant : Mr And Mrs N Blake

Application No : 07/00548/FUL Decision : **Application Permitted**
Location : 34 Alexandra Road Rayleigh
Proposal : Construct First Floor Front Extension, Single Storey Side
Extension and Rear Conservatory
Applicant : Mr And Mrs Bryant

Application No : 07/00549/FUL Decision : **Application Permitted**
Location : 8 Hamilton Mews Rayleigh
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Colby



INVESTORS IN PEOPLE